



BUTLER COUNTY • PENNSYLVANIA

(USPS 081020)

# Legal Journal

Vol. 26

May 25, 2018

No. 43

*Designated as the Official Legal Periodical for Butler County, Pennsylvania*

## Judges of the Courts of Butler County

Honorable Thomas J. Doerr, President Judge

Honorable Marilyn J. Horan, Administrative Judge

Honorable William R. Shaffer

Honorable S. Michael Yeager

Honorable Timothy F. McCune

Honorable Kelley T. D. Streib

## Butler County Bar Association

Thomas E. Breth, President

Owned and Published weekly by:

**BCBA** | Butler County Bar Association  
Butler County Legal Journal

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**BCLegalJournal@butlerbar.org**

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### PLEASE NOTE:

**Advertisements must be received by 12:00 PM  
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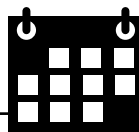
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# CLE



## UPCOMING CLEs

Registration for PBI CLEs is handled through PBI at 800.932.4637 ext 2325 or electronically at [www.pbi.org](http://www.pbi.org).

To register for Butler County Bar seminars, please call the bar office 724.841.0130 or by email [info@butlerbar.org](mailto:info@butlerbar.org)

All seminars are held at the bar office (240 S Main St, Butler) unless noted otherwise.

**June 1, 2018**

**CATB: The Impaired Lawyer - A Call for Action**

Butler County Bar Association  
1 ethics credit  
Fri., June 1, 2018 8:00a-9:00p  
(Includes Breakfast)

**June 7, 2018**

**Representing Residential Landlord & Tenants in PA**

Butler County Bar Association  
5 substantive credits, 1 ethics credit  
Thurs., June 7, 2018 9:00a-4:15p  
(Includes Breakfast & Lunch)

**June 8, 2018**

**CATB: Social Security Basics**

Butler County Bar Association  
1 substantive credit,  
Fri., June 8, 2018 8:00a-9:00p  
(Includes Breakfast)

**June 8, 2018**

**Bridge the Gap with Elizabeth Smith**

Butler County Bar Association  
4 ethics credits,  
Fri., June 8, 2018 9:00a-1:00p  
(Includes Breakfast)

**June 12, 2018**

**Fundamentals of Estate Planning**

Butler County Bar Association  
5 substantive credits, 1 ethics credit,  
Tues., June 12, 2018 9:00a-4:30p  
(Includes Breakfast & Lunch)

Please address all communications to:

Butler County Legal Journal

240 South Main Street | Butler PA 16001 | p: 724.841.0130 | [BCLegalJournal@butlerbar.org](mailto:BCLegalJournal@butlerbar.org)

**Please Note:** The Butler County Legal Journal is published every Friday. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Butler County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

**ESTATE NOTICES**

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

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**FIRST PUBLICATION**

**Estate of: Leonard Ace****a/k/a: Leonard P Ace**

Late of: Donegal Township PA

Administrator: Thomas P Ace

112 Division Road

Parker PA 16049

Administrator: Leonard D Ace

510 Trimbur Road

Chicora PA 16025

Attorney: William C Robinson Jr

Henninger &amp; Robinson PC

6 West Diamond Street

Butler PA 16001

**Estate of: Wallace R Allen**

Late of: Jefferson Township PA

Administrator: Norma J Allen

152 Bonniebrook Road

Butler PA 16002

Attorney: Leo M Stepanian II

Stepanian &amp; Menchyk LLP

222 South Main St

Butler PA 16001

**Estate of: Mark K Beige****a/k/a: Mark Kevin Beige**

Late of: Lancaster Township PA

Executor: Amanda R Piro

570 Perry Highway

Harmony PA 16037

Attorney: Darla J Hancher

Hancher Law Office

101 N Green Lane

Zelienople PA 16063

**Estate of: Daniel W Bissonnette****a/k/a: Dan William Bissonnette**

Late of: Jackson Township PA

Executor: Shirley Amato

1210 Maple Street Ext

Moon Township PA 15108

Attorney: Orlando R Sodini Esquire

Sutterwilliams LLC

850 Ridge Avenue Suite 300

Pittsburgh PA 15212

**Estate of: Randolph Merle Bricker****a/k/a: Randy Bricker****a/k/a: Randolph M Bricker**

Late of: Connoquenessing Township PA

Executor: Teresa Ann Bricker

130 Boy Scout Road

Renfrew PA 16053

Attorney: Michael S Lazaroff Esquire

Law Office of Michael S Lazaroff

277 West Main St PO Box 216

Saxonburg PA 16056

**Estate of: Shirley Ann Gates****a/k/a: Shirley A Gates**

Late of: Cranberry Township PA

Executor: Melissa A Pindroh

206 St Leonards Lane

Cranberry Twp PA 16066

Executor: Melinda J Matthews

147 Nickle Road

Harmony PA 16037

Attorney: Laurel Hartshorn Esq

PO Box 553

Saxonburg PA 16056

**Estate of: Raymond David Harbison**

Late of: Butler Township PA

Administrator: Robert Harbison

49 Moore Street

Hubbard OH 44425

Attorney: Charles S Hersh

32 Shenango Avenue

Sharon PA 16146

**Estate of: Raymond E Hilliard**

Late of: Butler PA

Administrator: Donna J Hartle

317 American Avenue

Butler PA 16001

Attorney: Elizabeth A Gribik

Dillon McCandless King

Coulter &amp; Graham LLP

128 West Cunningham Street

Butler PA 16001

**Estate of: George Anthony Huba****a/k/a: George A Huba**

Late of: Butler Township PA  
Executor: Zachary J Huba  
400 NE 35th Court  
Unit 2  
Oakland Park FL 33334  
Attorney: Jackie R Dimun  
106 Linsdale Dr  
Butler PA 16001

**Estate of: Dollie J Krick**

Late of: Center Township PA  
Executor: Albert C Krick  
136 Patz Lane  
Worthington PA 16262

**Estate of: Garnet Lucille Kriley****a/k/a: Garnet L Kriley**

Late of: Butler Township PA  
Executor: Douglas C Kriley  
125 Kriley Grove  
Butler PA 16002  
Executor: Dawn E Birckbichler  
826 Bullcreek Road  
Butler PA 16002  
Attorney: Wesley F Hamilton  
208 South Main Street  
Zelienople PA 16063

**Estate of: Marilyn McGinnis****a/k/a: Marilyn J McGinnis**

Late of: Donegal Township PA  
Executor: Victor J McGinnis  
101 Grandview Avenue  
Chicora PA 16025  
Attorney: Andrea Lynn Boyle  
Boyle And Price  
129 South McKean St  
Butler PA 16001

**Estate of: Jared H Meyer**

Late of: Lancaster Township PA  
Executor: Christine E Wagner Meyer  
1055 W Lancaster Rd  
Harmony PA 16037  
Attorney: Henry Miller III  
500 Grant Street  
Suite 2900  
Pittsburgh PA 15219

**Estate of: Randal S Micholas****a/k/a: Randy S Micholas****a/k/a: Randall S Micholas**

Late of: Buffalo Township PA  
Executor: Cindy E Kaufman  
7319 Slate Ridge Lane  
Mapleton Depot PA 17052  
Attorney: Michael J Pater  
101 East Diamond Street  
Suite 202  
Butler PA 16001

**Estate of: Frank H Moss****a/k/a: Francis Moss**

Late of: Lancaster Township PA  
Executor: Clifford E Moss  
251 Crab Run Rd  
Evans City PA 16033  
Attorney: Leeann A Fulena  
Robb Leonard Mulvihill LLP  
500 Grant St Suite 2300 1 BNY Mellon  
Center  
Pittsburgh PA 15219

**Estate of: Florence Joyce Paulson****a/k/a: Florence J Paulson****a/k/a: F Joyce Paulson**

Late of: Seven Fields PA  
Executor: Mark Richard Paulson  
209 Jacobs Court  
Cranberry Twp PA 16066  
Attorney: Jay R Hagerman  
Abernethy & Hagerman, LLC  
4499 Mount Royal Blvd  
Allison Park PA 15101

**Estate of: Martha L Sychak****a/k/a: Martha Louise Sychak**

Late of: Butler Township PA  
Executor: Lee Ann Kradel  
382 Eagle Mill Road  
Butler PA 16001  
Attorney: Cynthia Sychak-berry  
620 Karrastyn Court  
Gibsonia PA 15044

**Estate of: Ralph E Terrell**

Late of: Middlesex Township PA  
Executor: Sandra Lynne Floyd  
121 Tanglewood Drive  
Valencia PA 16059  
Attorney: Alan J Stone  
3058 Leechburg Road  
Suites 10 & 11  
Lower Burrell PA 15068

**Estate of: Delores Jane Thompson****a/k/a: Delores J Thompson**

Late of: Slippery Rock Township PA  
Executor: Rhonda J Thompson  
2279 Leesburg Grove City Road  
Grove City PA 16127  
Executor: Robert R Thompson  
2279 Leesburg Grove City Road  
Grove City PA 16127  
Attorney: Timothy L McNickle  
McNickle & Bonner LLP  
209 West Pine Street  
Grove City PA 16127

BCLJ: May 25 &amp; June 1, 8, 2018

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**SECOND PUBLICATION****Estate of: Bessie M Byers**

Late of: Parker Township PA  
Executor: Earla M Crawford  
220 Thelma Drive  
Saxonburg PA 16056  
Attorney: Laurel Hartshorn Esq  
PO Box 553  
Saxonburg PA 16056

**Estate of: Earl L Dillner**

Late of: Penn Township PA  
Administrator: Earl T Dillner  
101 Four Wheel Drive  
Mars PA 16046  
Attorney: Branden A Fulciniti  
Jones Gregg Creehan & Gerace LLP  
411 Seventh Avenue Suite 1200  
Pittsburgh PA 15219

**Estate of: Samuel W McCracken****a/k/a: Samuel W McCracken Jr**

Late of: Fairview Township PA  
Executor: Melissa Ierace  
715 6th Street  
Ellwood City PA 16117  
Attorney: Gregory S Fox  
Fox & Fox PC  
323 Sixth Street  
Ellwood City PA 16117

**Estate of: John R McNaugher****a/k/a: John Randolph McNaugher**

Late of: Valencia PA  
Executor: Melinda O McNaugher  
3201 Charlemagne Circle  
Pittsburgh PA 15237  
Attorney: Joseph Cafaro Jr  
205 McKnight Park Drive  
Pittsburgh PA 15237

**Estate of: Ricarda A Meis**

Late of: Cranberry Township PA  
Administrator: Margaret Armen  
5230 Wendy Way  
Springfield VA 22151

**Estate of: Patricia A Morgan****a/k/a: Patty Morgan****a/k/a: Patricia Morgan**

Late of: Penn Township PA  
Executor: David W Morgan  
113 W Rockenstein Avenue  
Butler PA 16001  
Attorney: William C Robinson Jr  
Henninger & Robinson PC  
6 West Diamond Street  
Butler PA 16001

**Estate of: Gladys Riddle****a/k/a: Gladys M Riddle**

Late of: Jackson Township PA  
Executor: Carl Riddle  
343 Perry Highway  
Harmony PA 16037  
Attorney: Wesley F Hamilton  
208 South Main Street  
Zelienople PA 16063

**Estate of: Laurence N Streff**

Late of: Valencia PA  
Executor: Shirley A Streff  
202 Stonewall Boulevard  
Valencia PA 16059  
Attorney: Harold A English  
H A English and Associates PC  
4000 Mt Royal Blvd  
Allison Park PA 15101

**Estate of: Bertiann Thomas**

Late of: Butler PA  
Executor: John Pringle  
4206 Hewitt Ave  
Louisville KY 40220  
Attorney: A Robert Shott  
125 Mountain Laurel Dr  
Butler PA 16002

**Estate of: Tanya Tyson**

Late of: Jefferson Township PA  
Administrator: Bruce E Tyson  
608 Short St  
Clairton PA 15025  
Attorney: Richard C Levine  
Ainsman Levine LLC  
310 Grant St Suite 1500  
Pittsburgh PA 15219

BCLJ: May 18, 25 &amp; June 1, 2018

**THIRD PUBLICATION****Estate of: Betty J Atkinson****a/k/a: Betty J Kepple**

Late of: Jefferson Township PA  
Executor: Edith B Johnston  
121 Hidden Meadows Circle  
Renfrew PA 16053  
Attorney: Kurt S Rishor  
Rishor Simone  
101 East Diamond Street Suite 208  
Butler PA 16001

**Estate of: Evelyn L Gandy**

Late of: Evans City PA  
Executor: Max R Gandy  
137 Main Street  
PO Box 91  
Callery PA 16024  
Attorney: Steven T Casker  
Lope Casker & Casker  
207 East Grandview Ave  
Zelienople PA 16063

**Estate of: Garry P Mackrell**

Late of: Donegal Township PA  
Executor: Terry J Mackrell  
115 O'Donnell Road  
Chicora PA 16025  
Executor: Barry A Mackrell  
161 O'Donnell Road  
Chicora PA 16025  
Attorney: John M Hartzell Jr  
Houston Harbaugh PC  
Three Gateway Center  
401 Liberty Ave 22nd Floor  
Pittsburgh PA 15222

**Estate of: Audrey J Manerino****a/k/a: Audrey E Manerino**

Late of: Adams Township PA  
Executor: Douglas E Weinrich  
PO Box 810  
Mars PA 16046  
Attorney: Maryann Bozich DiLuigi  
506 S Main Street  
Suite 2201  
Zelienople PA 16063

**Estate of: Gregory A Mignanelli**

Late of: Zelienople PA  
Executor: Elaine K Giles  
113 Delaware Ave  
North Versailles PA 15137  
Attorney: Sarah G Hancher  
Hancher Law Office  
101 N Green Lane  
Zelienople PA 16063

**Estate of: Gerald Nathan Offutt**

Late of: Zelienople PA  
Executor: Richard Samuel Offutt  
164 Weathervane Drive  
Slippery Rock PA 16057  
Executor: Robyn Lynn Keefer  
125 Sarah Lane  
Sewickley PA 15143  
Attorney: Joseph John Nash  
The Nash Law Office  
164 S Main St PO Box 673  
Slippery Rock PA 16057

**Estate of: Avonne R Rousseau****a/k/a: Avonne Rose Rousseau**

Late of: Center Township PA  
Executor: Donna Graham  
314 Pine Tract Rd  
West Sunbury PA 16061  
Attorney: Laurel Hartshorn Esq  
PO Box 553  
Saxonburg PA 16056

**Estate of: Katharina Sauer**

Late of: Penn Township PA  
Executor: Connie Palmer  
1901 Clarendon Street  
Camp Hill PA 17011  
Attorney: Scott M Dinner Esq  
Law Office of Scott M Dinner  
3117 Chestnut Street 2nd Floor  
Camp Hill PA 17011

**Estate of: Louise A Smith**

Late of: Mars PA  
Executor: David R Smith  
5604 Community Center Drive Apt 202  
Gibsonia PA 15044  
Attorney: Linda Sekely  
159 Perry Highway  
Suite 105  
Pittsburgh PA 15229

**Estate of: Joseph C Smithco Sr.**

Late of: Zelienople PA  
Administrator: Joseph Smithco Jr  
706 Barton Ct  
Cranberry Twp PA 16066  
Attorney: John P. Goodrich  
429 Fourth Avenue  
Suite 900  
Pittsburgh PA 15219

**Estate of: Jane L Yanda**

Late of: Jackson Township PA  
Executor: Donna L Kaufman  
104 Chestnut Court  
Sewickley PA 15143  
Attorney: Katie M Casker  
Lope Casker & Casker  
207 East Grandview Avenue  
Zelienople PA 16063

BCLJ: May 11, 18, 25, 2018

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**MORTGAGES**

Recorded April 23 - April 27, 2018

**Albert, Nancy J**-Citizens Bk PA-Penn Twp-\$160,000.00  
**Allen, Justin G**-UNION HOME MTG CORP-Cherry Twp-\$105,050.00  
**Anderson, Dennis R**-UNITED WHOLESAL MTG-Butler Twp-\$154,900.00  
**Balog, Francis A**-PNC BK NATL ASSN-Cranberry Twp-\$50,000.00  
**Balsiger, Valerie D**-E MTG MGMT LLC-Clearfield Twp-\$90,000.00  
**Barger, Cory**-BANK ENGLAND-Butler Twp-\$163,500.00  
**Barnhart, Quay M**-Armco Cred Un-Connoquenessing Twp-\$35,000.00  
**Bartek, Richard S Aka**-Dollar Bk Fed Sav Bk-Jefferson Twp-\$75,000.00  
**BDNPL Real Est LLC**-WUSYLKO, WILLIAM-Cranberry Twp-\$680,000.00  
**Beach, Jill C**-CFSBANK-Adams Twp-\$223,000.00  
**Belt, Gregory R**-M S FLYNN INC DBA-Adams Twp-\$470,400.00  
**Berkowitz, Sandra Aka**-PNC BK NATL ASSN-Cranberry Twp-\$35,000.00  
**Blythe, Ryan**-CFSBANK-Adams Twp-\$449,300.00  
**Bohin, Amber N**-Armco Cred Un-Center Twp-\$34,677.00  
**Boston, Russell E Trs**-M S FLYNN INC DBA-Adams Twp-\$120,000.00  
**Bracco, David A**-PNC BK NATL ASSN-Saxonburg Boro-\$200,000.00  
**Braun, David C**-Clearpath Lending-Penn Twp-\$204,718.00  
**Brooks, Michael J**-MARS BK-Adams Twp-\$17,800.00  
**Brooks, Michael J**-MARS BK-Adams Twp-\$40,000.00  
**Brown, Marilyn M**-HOME SAV BK-Adams Twp-\$116,800.00  
**Brown, Shelly R**-ARMCO CRED UN-Franklin Twp-\$124,160.00  
**Bugamelli, Corinne**-QUICKEN LOANS INC-Cranberry Twp-\$385,095.00  
**Burns, Harold R**-QUICKEN LOANS INC-Muddycreek Twp-\$63,520.00  
**Christofano, Maria L**-ARMCO CRED UN-Butler City-\$20,800.00  
**Clark, James P**-WELLS FARGO BK NA-Buffalo Twp-\$25,000.00  
**Curran, William F**-DOLLAR BK FED SAV BK-Adams Twp-\$89,275.00  
**Definis, Craig A**-Northwest Bk-Cranberry Twp-\$58,000.00  
**Devenney, Matthew T**-HOWARD HANNA MTG SERVS-Cranberry Twp-\$140,409.00  
**Disanti, David M**-PNC BK NATL ASSN-

Slippery Rock Twp-\$153,400.00  
**Doerr, Thomas J**-PNC BK NATL ASSN-  
 Butler Twp-\$150,000.00  
**Drnach, Alek A**-HOWARD HANNA MTG  
 SERVS-Cranberry Twp-\$202,400.00  
**Dunmyre, Kenneth W**-ARMCO CRED UN-  
 Penn Twp-\$128,000.00  
**Edmondston, Eric J**-QUICKEN LOANS  
 INC-Adams Twp-\$338,200.00  
**England, Steven Howard Jr**-QUICKEN  
 LOANS INC-Cranberry Twp-\$162,011.00  
**Eyunni, Krishna M**-MARS BK-Adams Twp-  
 \$171,920.00  
**Fennell, Thomas B Jr**-FIRST NATL BK PA-  
 Buffalo Twp-\$236,000.00  
**Fitzpatrick, Bernie J**-NEXTIER BK NA-  
 Butler Twp-\$240,975.00  
**Fitzpatrick, Michael S**-NEXTIER BK NA-  
 Butler City-\$99,000.00  
**Fogle, John C**-Wesbanco Bk Inc-Lancaster  
 Twp-\$316,000.00  
**Forster, Rebecca M**-Armco Cred Un-  
 Oakland Twp-\$55,150.00  
**Foster, Lisa**-LIBERTY BAIL BONDS INC-  
 Mars Boro-\$50,000.00  
**Freehling, Kenneth M**-FREEHLING,  
 ROXANNE M-Winfield Twp-\$55,000.00  
**Gazdacko, Robert L**-DOLLAR BK FED SAV  
 BK-Zelienople Boro-\$32,223.69  
**Geary, Francis L III**-Allied Mtg Group Inc-  
 Cranberry Twp-\$234,300.00  
**Germani, Judy**-PNC BK NATL ASSN-  
 Cranberry Twp-\$25,000.00  
**Graf, Gary John**-WASHINGTON FIN BK-  
 Cranberry Twp-\$385,900.00  
**Graham, Paul M**-NEXTIER BK NA-Butler  
 City-\$130,500.00  
**Gray, Colin W**-UNITED WHOLESALE MTG-  
 Cranberry Twp-\$223,250.00  
**Harlan, Jeffrey**-UNITED WHOLESALE  
 MTG LLC-Center Twp-\$174,284.00  
**Hayes, Jacqueline M**-CITIZENS BK NA-  
 Cranberry Twp-\$114,300.00  
**Heinz, Frederick**-MARS BK-Adams Twp-  
 \$15,000.00  
**Hellested, Robert T**-DOLLAR BK FED SAV  
 BK-Middlesex Twp-\$160,000.00  
**Hepler, Daniel L**-Dollar Bk Fed Sav Bk-  
 Jackson Twp-\$108,075.00  
**Hewitt, Benjamin R**-VICTORIAN FIN LLC-  
 Cranberry Twp-\$187,200.00  
**Hewko, William E**-COMMUNITY BK-  
 Lancaster Twp-\$249,428.00  
**Hewko, William E**-COMMUNITY BK-  
 Lancaster Twp-\$31,178.00  
**Hollis, Terry W**-PNC BK NATL ASSN-  
 Buffalo Twp-\$55,000.00  
**Hooker, Melissa Jo**-NEXITER BK NA-  
 Cranberry Twp-\$384,000.00  
**Huffman, Cody L**-CITIZENS BK NA-

Cranberry Twp-\$310,000.00  
**Hughes, Gregory S**-HOWARD HANNA  
 MTG SERVS-Jackson Twp-\$294,000.00  
**Hutchison, Trevor**-WEST PENN FIN SERV  
 CTR INC-Buffalo Twp-\$144,337.00  
**Jones, James T**-HUNTINGTON NATL BK-  
 Zelienople Boro-\$33,500.00  
**Jubic, Christopher**-NVR MTG FIN INC-  
 Middlesex Twp-\$255,000.00  
**Jung, Andrew Thomas**-FBC MTG LLC-  
 Forward Twp-\$283,342.00  
**Kamarchik, Sara**-NVR MTG FIN INC-  
 Jackson Twp-\$290,825.00  
**Katz, William P**-Welcome Home Fin LP-  
 Prospect Boro-\$208,000.00  
**Kennedy, Harold Ryan**-AGCHOICE FARM  
 CRED ACA-Adams Twp-\$190,000.00  
**Kimbell, Jeffrey A**-Dollar Bk Fed Sav Bk-  
 Summit Twp-\$150,461.69  
**King, David J**-USX FED CRED UN-Penn  
 Twp-\$144,200.00  
**King, Tammy L**-LIBERTY BAIL BONDS  
 INC-Summit Twp-\$50,000.00  
**Lacy, Chadwick M**-PRINCETON FIN LLC-  
 Cranberry Twp-\$255,818.00  
**Lahlou, Redouane**-DOLLAR BK FED SAV  
 BK-Adams Twp-\$30,223.69  
**Laukaitis, Melissa A**-CLEARVIEW FED  
 CRED UN-Adams Twp-\$33,900.00  
**Lefebvre, Jennifer E**-Wesbanco Bk Inc-  
 Zelienople Boro-\$65,000.00  
**Lehman, Keith Frederick**-Dollar Bk Fed  
 Sav Bk-Butler Twp-\$20,223.69  
**Lingenfelter, Wayne A**-HUNTINGTON  
 NATL BK-Jackson Twp-\$407,577.00  
**Little, Michele L**-MARS BK-Cranberry Twp-  
 \$177,200.00  
**Love, Heather R Aka**-PNC BK NATL ASSN-  
 Butler Twp-\$94,000.00  
**Luff, Shawn K**-FLAGSTAR BK FSB-  
 Cranberry Twp-\$280,810.00  
**Lutz, Mark K**-MARS BK-Saxonburg Boro-  
 \$125,000.00  
**Machen, Maxine**-JLB Corp DBA/Golden  
 Oak Lending-Clay Twp-\$117,419.00  
**Mackenzie, James T**-DOLLAR BK FED SAV  
 BK-Adams Twp-\$95,000.00  
**Martinelli, Scott J**-PNC BK NATL ASSN-  
 Cranberry Twp-\$50,000.00  
**McCall, Marsha E**-DOLLAR BK FED SAV  
 BK-Butler Twp-\$104,650.00  
**McClelland, Donald L Jr**-DOLLAR BK FED  
 SAV BK-Butler Twp-\$165,000.00  
**McCosby, Joseph S**-DOLLAR BK FED SAV  
 BK-Jackson Twp-\$30,000.00  
**McDougall, Lesa R**-SRU FED CRED UN-  
 Clay Twp-\$9,183.03  
**McGinley, David R**-WESBANCO BK INC-  
 Cranberry Twp-\$234,800.00  
**McGinley, David R**-WESBANCO BK INC-



Cranberry Twp-\$29,350.00  
**McGuire, Bryce A**-PROSPERITY HOME  
 MTG LLC-Cranberry Twp-\$230,000.00  
**McMahan, Briana Lynne**-PENNSYLVANIA  
 EQUITY RESOURCES INC-Harrisville  
 Boro-\$114,072.00  
**Michel, Daniel R**-CITIZENS BK NA-Butler  
 City-\$99,000.00  
**Miller, Kenneth W**-PNC BK NA-Butler  
 Twp-\$223,920.00  
**Montgomery, Dennis K**-JLB CORP DBA-  
 Jefferson Twp-\$234,400.00  
**Newcomb, Cheryl Jean**-Armco Cred Un-  
 Franklin Twp-\$14,000.00  
**North, Daniel**-PNC BK NA-Mars Boro-  
 \$130,400.00  
**OBM Rentals LLC**-FIRST NATL BK PA-  
 Muddycreek Twp-\$32,800.00  
**Pavetti, Michael**-HUNTINGTON NATL BK-  
 Cranberry Twp-\$142,704.00  
**Pennington, Michelle L**-USX FED CRED  
 UN-Parker Twp-\$55,000.00  
**Percy, Roger A**-Armco Cred Un-Butler Twp-  
 \$143,000.00  
**Pomper, Victor M**-PLAZA HOME MTG  
 INC-Butler Twp-\$149,712.00  
**Porter, Lori A**-Armco Cred Un-Butler Twp-  
 \$60,000.00  
**Powell, Frank A**-CLEARVIEW FED CRED  
 UN-Butler Twp-\$125,000.00  
**Rees, Jayson E**-JLB Corp DBA/Golden Oak  
 Lending-Butler City-\$112,000.00  
**Resutko, Spencer**-AMERICAN FIN MTG  
 CORP-Middlesex Twp-\$189,420.00  
**Reynolds, John A**-PRINCETON FIN LLC-  
 Forward Twp-\$260,000.00  
**Riddle, David**-Bank America NA-Adams  
 Twp-\$100,000.00  
**Rimmel, James E**-MARS BK-Lancaster  
 Twp-\$257,000.00  
**Rose, Michael**-NEXTIER BK NA-Jackson  
 Twp-\$193,950.00  
**Rutz, Diana Montes Aka**-Citizens Bk PA-  
 Adams Twp-\$233,000.00  
**Sabina, Mark E**-UNITED WHOLESALE  
 MTG-Butler Twp-\$194,320.00  
**Sabo, Matthew J**-FIRST COMMONWEALTH  
 BK-Fairview Twp-\$79,760.00  
**Sanko, Mary Ellen**-Armco Cred Un-  
 Oakland Twp-\$46,000.00  
**Saul, John Victor**-ARMCO CRED UN-  
 Center Twp-\$120,000.00  
**Sawor, Judith**-FRANKLIN AMERICAN  
 MTG CO-Cranberry Twp-\$124,084.00  
**Scarpino, Victor J**-DOLLAR BK FED SAV  
 BK-Seven Fields Boro-\$30,000.00  
**Schiegg, William P**-FIRST  
 COMMONWEALTH BK-Clinton Twp-  
 \$19,300.00  
**Schmitz, Glenn M**-WELLS FARGO BK NA-

Cranberry Twp-\$227,400.00  
**Schooley, Cory J**-PENNSYLVANIA  
 EQUITY RESOURCES INC-Cranberry  
 Twp-\$182,400.00  
**Schwab, Karen L**-CLEARVIEW FED CRED  
 UN-Connoquenessing Twp-\$41,000.00  
**Sertik, Jacquelyn A**-PNC BK NATL ASSN-  
 Butler Twp-\$100,000.00  
**Slater, Cody J**-PLAZA HOME MTG INC-  
 Center Twp-\$181,717.00  
**Sloaf, Karen L**-Citizens Bk Pa-Jackson  
 Twp-\$17,500.00  
**Smith, Jeremy M**-DOLLAR BK FED SAV  
 BK-Butler Twp-\$200,000.00  
**Smith, Joshua R**-USX FED CRED UN-  
 Donegal Twp-\$40,000.00  
**Smith, Thomas K**-Armco Cred Un-Butler  
 City-\$52,000.00  
**Snyder, Brenda L Aka**-Armco Cred Un-  
 Donegal Twp-\$155,000.00  
**Stachelek, William R**-NORTHWEST BK-  
 Penn Twp-\$75,000.00  
**Steighner, Daniel P**-USX FED CRED UN-  
 Summit Twp-\$60,000.00  
**Stewart, Gary L**-Armco Cred Un-  
 Washington Twp-\$196,351.70  
**Surra, Joseph M**-RESIDENTIAL MTG  
 SERVS INC-Cranberry Twp-\$383,800.00  
**Taylor, Robert**-Clearview Fed Cred Un-  
 Forward Twp-\$30,000.00  
**Temoshenko, Nancy S Aka**-USX FED  
 CRED UN-Saxonburg Boro-\$272,000.00  
**Theberge, Nancy J Aka**-CITIZENS BK PA-  
 Buffalo Twp-\$100,000.00  
**Thomas, Robert Alan**-Armco Cred Un-  
 Butler Twp-\$7,200.00  
**Thousand, Mark A**-HOWARD HANNA MTG  
 SERVS-Cranberry Twp-\$235,950.00  
**Tibolet, Michael A Jr**-RESIDENTIAL FIN CO-  
 Cranberry Twp-\$220,543.00  
**Tomaszewski, Shannon J**-Armco Cred  
 Un-Butler Twp-\$100,000.00  
**Toubo, Randall Alan Sr Aka**-FIRST  
 COMMONWEALTH BK-Franklin Twp-  
 \$25,000.00  
**Toubo, Randall Alan Sr Aka**-FIRST  
 COMMONWEALTH BK-Franklin Twp-  
 \$25,000.00  
**Tubridy, John**-NVR MTG FIN INC-  
 Middlesex Twp-\$294,000.00  
**Tubridy, John**-CLEARVIEW FED CRED  
 UN-Middlesex Twp-\$55,135.00  
**Tylor, James B**-Dollar Bk Fed Sav Bk-  
 Middlesex Twp-\$89,439.69  
**Volz, Dayne D**-JG Wentworth Home  
 Lending LLC-Cranberry Twp-\$205,000.00  
**Watenpool, Corey**-MARS BK-Middlesex  
 Twp-\$375,275.00  
**Weihner, Shirley K**-JLB CORP DBA-  
 Cranberry Twp-\$105,500.00

**Western PA Annual Conference United Meth Ch-KEYSTONE UNITED METH FED CRED UN-Cranberry Twp-\$216,000.00**  
**Wickwire, Ronald L-FIRST COMMONWEALTH BK-Adams Twp-\$46,000.00**  
**Wickwire, Ronald L-FIRST COMMONWEALTH BK-Adams Twp-\$50,000.00**  
**Wigley, Benjamin C-JLB CORP DBA-Forward Twp-\$151,353.00**  
**Wilk, Donald T Trs-FIRST COMMONWEALTH BK-Cranberry Twp-\$93,500.00**  
**Willis, Lawrence W-FIRST COMMONWEALTH BK-Adams Twp-\$652,000.00**  
**Wishart, Douglas A-PNC BK NA-Cranberry Twp-\$398,700.00**  
**Witherow, Corey J-PNC BK NA-Adams Twp-\$211,500.00**  
**Zollett, Jason T-SAIL MTG CORP-Cranberry Twp-\$928,800.00**

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**SUITS**

Week ending May 18, 2018

1st Name-Plaintiff

2nd Name-Defendant

Lakeview Loan Servicing LLC vs. **Albert, Shane R**: Real Property-Mortgage Foreclosure: Residential: Phelan Hallinan Diamond Jones, Esq: 18-10439  
 Citizens Bank-PA vs. **Ashby Marshall Woodson II Heir; Ashby, Marshall W Deceased; Ashby, Andrew G Heir; Unknown Heirs**: Real Property-Mortgage Foreclosure: Residential: Gregory Javardian, Esq: 18-10422  
 Butler Township vs. **Aubrey, George G; Aubrey, John M**: Contract-Other: Rebecca L Black, Esq: 18-10428  
 PA State Employees Cr Union vs. **Brody, Rhonda L; Brody, Joseph R**: Contract-Debt Collection: Credit Card: Weltman Weinberg & Reis Co, Esq: 18-10431  
 Byson, Bruce Admr; Tyson, Tanya Est by Admr vs. **Burd, Aaron**: Tort-Motor Vehicle: Richard C Levine, Esq: 18-10435  
 Spink, Douglas B vs. **Butler Co District Attorney; Goldinger, Richard A**: Miscellaneous-Mandamus: Atty-None: 18-10433  
 Pingora Loan Servicing LLC vs. **Garlock, David; Garlock, Chelsea V**: Real Property-Mortgage Foreclosure: Residential: Phelan Hallinan Diamond Jones, Esq: 18-10434  
 Barclays Bank Delaward vs. **Haniwalt, Deborah J**: Contract-Debt Collection: Credit Card: Frederic I Weinberg, Esq: 18-10426  
 Prospect Borough vs. **Huff, John G**: Tort-Nuisance: Andrew M Menchyk Jr, Esq: 18-10425  
 McCafferty, Jackie; McCafferty, Kevin vs. **Kozar, Robert; Kozar, Christine**: Tort-Other: Jason M Lichtenstein, Esq: 18-10427  
 American Express National Bank vs. **Mendez, Edith**: Contract-Debt Collection: Credit Card: Jonathan P Cawley, Esq: 18-10420  
 American Express National Bank vs. **Milliron, Bradley; Milliron, Bradley D**: Contract-Debt Collection: Credit Card: Jonathan P Cawley, Esq: 18-10419  
 Ditech Financial LLC vs. **Motosicky, Maureen L; Occupants**: Miscellaneous-Replevin: Gregory Javardian, Esq: 18-10421  
 HSBC Bank USA NA vs. **Natili, Benjamin; Natili, Benjamin M; Natili, Adrienne; Natili, Adrienne D; United States**: Real Property-Mortgage Foreclosure: Residential: Phelan Hallinan Diamond Jones, Esq: 18-10423  
 PA State Employees Cr Union vs. **Parker, James A**: Contract-Debt Collection: Credit

Card: Weltman Weinberg & Reis Co, Esq: 18-10430  
 Ally Financial Inc vs. **Paulin, Tammy L**: Miscellaneous-Replevin: Weltman Weinberg & Reis Co, Esq: 18-10438  
 Slee, Karen S; Slee, Cecil Jr vs. **Poleky, Lucille**: Tort-Motor Vehicle: Christine Zaremski Young, Esq: 18-10429  
 PCA Acquisitions V LLC vs. **Short, Amy**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 18-10424  
 Cavalry SPV I LLC vs. **Swartzlander, Daniel**: Contract-Debt Collection: Credit Card: David J Apothaker, Esq: 18-10436  
 Erie Insurance Co Subrogee, Falkenhan, Claude Jr; Falkenhan, Mary vs. **Towsey, David; Towsey, Mary Jo**: Tort-Other: Robert A Loch, Esq: 18-10432  
 Cherok, Linda W; Cherok, Edward P Sr; Ward, William E Jr; Ward, Georgianne A vs. **Yetter, Shawn; Yetter, Tammy**: Real property-Quiet Title: Krista M Kochosky, Esq: 18-10418  
 MM Leasing Inc; DTA LP; Martin Don Trucking vs. **Zulick, William; Comwlth of PA Dept of Trans**: Tort-Motor Vehicle: Michael E Waltman, Esq: 18-10437

# JUDGMENTS

Week ending May 18, 2018

1st Name-Plaintiff  
 2nd Name-Defendant

Comwlth of PA Dept Rev vs. **Aaron, Dennis J**: Commonwealth Tax Lien: \$991.56: Atty-None: 18-20848  
 Comwlth of PA Dept Rev vs. **Baker, Robert J; Baker, Karen E**: Commonwealth Tax Lien: \$1,250.03: Atty-None: 18-20846  
 Comwlth of PA Dept Rev vs. **Beals, Edward T; Beals, Nancy H**: Commonwealth Tax Lien: \$4,631.30: Atty-None: 18-20857  
 Comwlth of PA Dept Rev vs. **Blakeley, Charles A**: Commonwealth Tax Lien: \$975.54: Atty-None: 18-20834  
 Comwlth of PA Dept Rev vs. **Brendlinger, Ronald; Brendlinger, Victoria J**: Commonwealth Tax Lien: \$1,633.57: Atty-None: 18-20829  
 Comwlth of PA Dept Rev vs. **Buterbaugh, Steven D; Buterbaugh, Audriana M**: Commonwealth Tax Lien: \$7,199.28: Atty-None: 18-20849  
 Clerk of Courts vs. **Buzzard, Andrew Paul**: Judgment: \$1,977.25: Atty-None: 18-20819  
 Comwlth of PA Dept Rev vs. **Celender, Peter A**: Commonwealth Tax Lien: \$1,720.59: Atty-None: 18-20840

Comwlth of PA Dept Rev vs. **Chapman, Stephen J**: Commonwealth Tax Lien: \$892.64: Atty-None: 18-20830  
 Comwlth of PA Dept Rev vs. **Colyer, Jack C; Colyer, Leigh**: Commonwealth Tax Lien: \$1,787.07: Atty-None: 18-20852  
 Snyder, Jarret; Snyder, Kendra vs. **Cornelius, Glenn; Cornelius, Jennifer**: Transcript: \$10,000.00: Atty-None: 18-20816  
 Clerk of Courts vs. **Dellen, Mark Anthony II**: Judgment: \$1,787.00: Atty-None: 18-20820  
 Comwlth of PA Dept Rev vs. **Dietz, David E**: Commonwealth Tax Lien: \$1,669.14: Atty-None: 18-20839  
 Comwlth of PA Dept Rev vs. **Frishkorn, William V; Fishkorn, Joy Ann**: Commonwealth Tax Lien: \$1,190.32: Atty-None: 18-20833  
 Midland Funding LLC vs. **Gardiner, Cheryl Ann**: Trans: \$778.44: Daniel Santucci, Esq: 18-20862  
 Comwlth of PA Dept Rev vs. **Geibel, Philip**: Commonwealth Tax Lien: \$1,971.61: Atty-None: 18-20835  
 Comwlth of PA Dept Rev vs. **Geibel, Philip; Geibel, Debra**: Commonwealth Tax Lien: \$3,004.79: Atty-None: 18-20851  
 Wells Fargo Bank NA vs. **Gorseth, Michael E; Gorseth, Kimberly J**: Judgment: \$320,925.42: Jill Manuel Coughlin, Powers Kirm & Associates & Amanda L Rauer, Esq: 18-20817  
 Comwlth of PA Dept Rev vs. **Hart, Christopher M**: Commonwealth Tax Lien: \$1,496.83: Atty-None: 18-20854  
 Comwlth of PA Dept Rev vs. **Hindman, Brian D**: Commonwealth Tax Lien: \$1,011.37: Atty-None: 18-20838  
 Pennsylvania Housing Finance Agency vs. **Hixon, Walter I Heir; Hixon, Dana A Deceased; Hixon, Rebecca Heir; Unknown Heirs**: Judgment: \$25,452.71: Martha E Von Rosenstiel: 18-20813  
 Comwlth of PA Dept Rev vs. **Horanic, Karla M**: Commonwealth Tax Lien: \$1,008.66: Atty-None: 18-20843  
 Clerk of Courts vs. **Jelic, Seth**: Judgment: \$2,616.00: Atty-None: 18-20821  
 Clerk of Courts vs. **Jones, Robert Lamar**: Judgment: \$1,484.00: Atty-None: 18-20822  
 Comwlth of PA Dept Rev vs. **Kendrick, Brian K**: Commonwealth Tax Lien: \$1,019.75: Atty-None: 18-20847  
 Comwlth of PA Dept Rev vs. **Knights, Thomas A**: Commonwealth Tax Lien: \$1,579.51: Atty-None: 18-20856  
 Franklin & Associates LLC vs. **Kuhn, John E Ind Extr; Double, Edwina Est by Ex; Unknown Persons**: Land Judgment: \$0.00: Jenna Bickford & Brian P Hennessy, Esq:

18-20818  
 Comwlth of PA Dept Rev vs. **Leindecker, Steven E**: Commonwealth Tax Lien: \$4,910.20: Atty-None: 18-20850  
 Comwlth of PA Dept Rev vs. **Macher, Christopher J**: Commonwealth Tax Lien: \$2,859.75: Atty-None: 18-20831  
 Comwlth of PA Dept Rev vs. **Manson, Kirk; Manson, Julie**: Commonwealth Tax Lien: \$1,987.30: Atty-None: 18-20845  
 Comwlth of PA Dept Rev vs. **McGlennen, David M; McGlennen, Cynthia A**: Commonwealth Tax Lien: \$3,507.53: Atty-None: 18-20836  
 Comwlth of PA Dept Rev vs. **McManus, Richard L**: Commonwealth Tax Lien: \$992.98: Atty-None: 18-20842  
 Comwlth of PA Dept Rev vs. **McMillen, Craig R**: Commonwealth Tax Lien: \$980.30: Atty-None: 18-20841  
 Clerk of Courts vs. **Mills, Michelle Lynn**: Judgment: \$2,098.25: Atty-None: 18-20823  
 Comwlth of PA Dept Rev vs. **Moyer, Paul G; Moyer, Sharon**: Commonwealth Tax Lien: \$1,469.50: Atty-None: 18-20832  
 Comwlth of PA Dept Rev vs. **Moyer, Paul; Moyer, Sharon**: Commonwealth Tax Lien: \$3,029.90: Atty-None: 18-20853  
 Keystone Waterproofing Inc vs. **Murphy, Andrew**: Judgment: \$26,375.73: Raymond P Wendolowski Jr, Esq: 18-20860  
 Berkheimer Agent; Cranberry Twp by Agent vs. **Penn-Ohio Insurance Group**: Transcript: \$865.74: Atty-None: 18-20812  
 Comwlth of PA Dept Rev vs. **Randall, Adam M**: Commonwealth Tax Lien: \$11,267.03: Atty-None: 18-20837  
 Clerk of Courts vs. **Rivera, Tina Louise**: Judgment: \$5,192.65: Atty-None: 18-20824  
 Discover Bank vs. **Rottman, Tammy L**: Judgment: \$2,252.63: William T Molczan, Esq: 18-20814  
 Clerk of Courts vs. **Roxberry, Daniel M**: Judgment: \$5,352.50: Atty-None: 18-20825  
 One Main Financial-PA Inc vs. **Shirey, Patrick J; Shirey, Jodi S**: Transcript: \$4,011.97: Sandra Ann Snyder, Esq: 18-20861  
 Comwlth of PA Dept Rev vs. **Smith, Jessica J**: Commonwealth Tax Lien: \$1,009.76: Atty-None: 18-20858  
 Clerk of Courts vs. **Sutter, Chad**: Judgment: \$1,097.00: Atty-None: 18-20826  
 Clerk of Courts vs. **Swartzwelder, Garry David**: Judgment: \$1,132.50: Atty-None: 18-20827  
 TBF Financial LLC vs. **Velvet Salon and Boutique Inc; Mullins-Davis, Marian; Wesbanco Bank Garnishee**: Judgment: \$841.90: Daniel A Wechsler, Esq: 18-20815  
 Dollar Bank FSB vs. **Weismantle, Robert**:

Judgment: \$11,187.00: Raymond P Wendolowski Jr, Esq: 18-20859  
 Comwlth of PA Dept Rev vs. **White, Brian A**: Commonwealth Tax Lien: \$981.71: Atty-None: 18-20855  
 Comwlth of PA Dept Rev vs. **Williams, Cassie A**: Commonwealth Tax Lien: \$6,500.08: Atty-None: 18-20844  
 Clerk of Courts vs. **Wissinger, Kashmir Marie**: Judgment: \$1,527.50: Atty-None: 18-20828

## EXECUTIONS

Week ending May 18, 2018

1st Name-Plaintiff

2nd Name-Defendant

Pennsylvania Housing Finance Agency vs. **Hixon, Walter I Heir; Hixon, Dana A Deceased; Hixon, Rebecca Heir; Unknown Heirs**: Writ of Execution: 18-30108  
 Huntington National Bank vs. **Pelletier, David J; Pelletier, David; Pelletier, David Jeffrey; Pelletier, Amy M; Pelletier, Amy; Fritch, Amy M; Harris, Amy M; Fritch, Amy Marie**: Writ of Execution: 18-30110  
 LSF8 Master Participation TR vs. **Ross, Ray J Jr; Ross, Raymond Joseph; Ross, Ray J; Ross, Mary J; Ross, Mary Jo**: Writ of Execution: 18-30111  
 Groff Tractor & Equipment vs. **Small Construction Inc; Dollar Bank Garnishee**: Writ of Execution: 18-30112  
 Bayview Loan Servicing LLC vs. **Wiemann, Lara A**: Writ of Execution: 18-30109

## DIVORCES

Week ending May 18, 2018

1st Name-Plaintiff

2nd Name-Defendant

Christy, Marilyn L vs. **Christy, Frank P**: Brooke B McMorrow, Esq: 18-90294  
 Dannu, Erich vs. **Dannu, Krystal L**: Atty-None: 18-90293  
 Ikenberg, Carole A vs. **Ikenberg, Howard L**: Victor E Vouga, Esq: 18-90300  
 Kesterson, Phylcia N vs. **Kesterson, Anthony M**: James Flinchum, Esq: 18-90291  
 King, Robert W vs. **King, Kelly Rose**: Joseph J Nash, Esq: 18-90302  
 Mazanek, Kristina B vs. **Mazanek, Eric**: Atty-None: 18-90297

**NOTICE OF TRUST ADMINISTRATION**

Notice is hereby given of the administration of **The Clara Scoles Living Trust** dated October 7, 2008, as amended July 10, 2017, pursuant to 20 Pa.C.S. § 7755c. Clara Scoles, Settlor of the Trust, died on March 27, 2018, late of 110 Linden Court, Seven Fields, Butler County, and Commonwealth of Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Clara Scoles, Trustee  
10 Watercliff Lane  
Ormond Beach, FL 32174  
Phone: (412) 997-0991  
or  
Julia Keiser, Esq.  
D'Onofrio Law Office, P.C.  
500 Commerce Drive, Ste. 110  
Moon Township, PA 15108  
Attorney for Trust Estate  
Phone: (412) 893-2552

BCLJ: May 18, 25 & June 1, 2018

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**REVOCABLE TRUST NOTICE**

On July 13, 2017, Martha R. Oesterling, Settlor of the **Albert J. & Martha R. Oesterling Revocable Living Trust** Agreement died. The Trustee, pursuant to 20 Pa.C.S. § 7755 (c), requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to:

Terese Jo Leyland  
c/o Julie C. Anderson, CELA  
103 N. Main Street, Suite 103  
Butler, PA 16001  
or  
Julie C. Anderson, CELA  
103 N. Main Street, Suite 103  
Butler, PA 16001

BCLJ: May 25 & June 1, 8, 2018

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**TRUST NOTICE**

**THE ELIZABETH E. VENTURA REVOCABLE TRUST**, dated December 10, 1992 and amended August 14, 2008, late of Jefferson Township, Butler County, Pennsylvania.

The Trustee named below hereby gives notice that Elizabeth E. Ventura, Settlor of The Elizabeth E. Ventura Revocable Trust, dated December 10, 1992 and amended August 14, 2008, died on October 23, 2016. All persons having claims against the same will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Chris A. Ventura, Trustee  
c/o Charlton Law  
617 South Pike Road  
Sarver, PA 16055

BCLJ: May 25 & June 1, 8, 2018

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**IN THE COURT OF COMMON PLEAS OF  
BUTLER COUNTY, PENNSYLVANIA,  
ORPHANS' COURT DIVISION  
NO: O.A. 49 of 2017**

**PETITION FOR INVOLUNTARY  
TERMINATION OF PARENTAL RIGHTS**

**NOTICE  
(23 Pa. C.S.A. §2513(b))**

TO: UNKNOWN BIRTHFATHER

A Petition has been filed asking the court to put an end to all rights you have to your child, **LILA JANE SALEMI**. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom Number 3 located in the Butler County Courthouse/Government Center on July 6, 2018 at 1:00 P.M.

YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT. YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

IF YOU DO NOT HAVE A LAWYER OR

CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

You are also notified of the Act 101 of 2010 which allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the written voluntary agreement is approved by the court.

OFFICE OF COURT ADMINISTRATION OF  
BUTLER COUNTY, PENNSYLVANIA  
BUTLER COUNTY GOVERNMENT/  
JUDICIAL CENTER  
PO BOX 1208  
BUTLER, PA 16003-1208  
(724) 284-5200  
SARAH E. EDWARDS

REGISTER OF WILLS &  
CLERK OF ORPHANS' COURT  
BUTLER COUNTY GOVERNMENT/  
JUDICIAL CENTER  
PO BOX 1208  
BUTLER, PA 16003-1208  
(724) 284-5348

ATTORNEY: TYLER J. JONES, ESQUIRE  
412 MAIN STREET  
IRWIN, PA 15642  
(724) 861-8333

BCLJ: May 25, & June 1, 8, 2018

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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
AD. No. 18-10271  
BUTLER TOWNSHIP VOLUNTEER**

FIRE DISTRICT, Plaintiff  
V.

**PULLMAN STANDARD CAR  
MANUFACTURING COMPANY and Its  
successors and assigns, Defendants**

TO: PULLMAN STANDARD CAR  
MANUFACTURING COMPANY, and its  
successors and assigns:

**NOTICE OF QUIET TITLE ACTION**

NOTICE IS HEREBY GIVEN, that the Plaintiff has filed a Complaint in Action to Quiet Title against you to a certain tract of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

ALL that certain piece, parcel or tract of land situate in the Township of Butler, County of Butler, and State of Pennsylvania, bounded and described as follows, to-wit

Bounded by a line commencing at the intersection of the Northeasterly side of Lewis Avenue and the Easterly line of the proposed extension of Chesapeake Street; thence Southeastwardly along said Northeasterly line of Lewis Avenue, a distance of three hundred (300) feet' thence Northeastwardly at right angles a distance of thirty (30) feet; thence Northwestwardly by a straight line to a point on the Easterly line of said proposed extension of Chesapeake Street, a distance of 100 feet from the point of beginning; thence Southerly along Easterly line of Chesapeake Street, extended, to the point of beginning, having area of approximately .447 acres.

You are hereby notified to plead to the above referenced Complaint on or before twenty (20) days from the date of this publication or a judgment by default will be taken against you and unless within (30) days from entry of said judgment by default you commence an action in ejectment against the Plaintiff, a Final Decree may be entered against, forever barring you from asserting any right title, interest or claim in said property inconsistent with the claim of Plaintiff

**NOTICE TO DEFEND**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Prothonotary's Office  
300 South Main Street  
Butler, PA 16001  
(724) 284-5214

Butler County Bar Association  
240 South Main Street  
Butler, PA 16001  
(724) 841-0130

Leo M. Stepanian II, Esquire  
STEPANIAN & MENCHYK, LLP  
222 South Main Street  
Butler, PA 16001  
Attorneys for Plaintiff

BCLJ: May 18, 25 & June 1, 2018

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**Articles of Incorporation**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Kastelic Kontracting Corp.**

Dennis M. Sloan, Esquire,  
Sloan & Associates, P.C.,  
106 S. Main Street, Suite 305,  
Butler, PA 16001.

BCLJ: May 25, 2018

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**NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the Fictitious Name Act, that an application for the conduct of business under the fictitious name of **University Korner**, with its principal place of business at 1125 North Main Street, Butler, Pennsylvania was filed on May 14, 2018. The name and address of the entity owning in said business is KTCRUM, LLC, 1125 North Main Street, Butler, Pennsylvania 16001.

Terry R. Heeter  
Kooman, Heeter & Gulnac, PC  
814-226-9100

BCLJ: May 25, 2018

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**IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
MsD. No.: 15-40342**

**IN RE: SALE OF UNREDEEMED  
PROPERTY OF THE BUTLER COUNTY  
TAX CLAIM BUREAU  
TAX PARCEL NO. 561-27-70A-0000  
DONALD P. HOFFMANN and  
DONALD F. HOFFMANN, d/b/a  
H & H PROPERTIES, a general partnership**

TO: ANY INTERESTED PARTY

**NOTICE OF SALE OF REAL ESTATE**

The Tax Claim Bureau has filed a Petition with the Court of Common Pleas of Butler County to sell at judicial sale the property described below to the highest bidder:

ALL that certain piece or lot of land situate in the First Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

ON THE NORTH forty (40) feet by lands of now or formerly Palmarosa Tiberi;

ON THE EAST thirty-six (36) feet, more or less, by Lot No. 552 in the same plan, now or formerly owned by Charles T. Denny;

ON THE SOUTH forty (40) feet by an alley;

ON THE WEST thirty-six (36) feet, more or less, by Lot No. 550, formerly owned by Clarence A. Schaffner, now or formerly John Labordie, and being the southern thirty-six (36) feet of lot No. 551 in the W.S. Boyd Plan of Lots as recorded in Butler County in Deed Book 190, Page 499.

HAVING erected thereon a dwelling known and number as 210 ½ McClain Avenue, Butler, PA 16001.

UNDER AND SUBJECT to all reservations, restrictions, easements and rights-of-way as shown in prior instruments of record.

BEING known as Tax Parcel No.: 561-27-70A-0000.

The Court has fixed the 20th day of July, 2018, at 11:00 a.m., in Courtroom No. 3 of the Butler County Government-Judicial Center, Butler, Pennsylvania, as the time and place when this sale shall be made, together with all costs.

At the time of the sale, the Court will sell the property to the highest bidder free and clear of all taxes, municipal claims, mortgages, charges and estates of any kind.

Any person may appear at this time and make a substantially higher bid and the sale shall be made to the highest bidder.

This property was previously advertised for the original tax sale made on September 8, 2014.

Thomas J. May, Esquire  
DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
128 West Cunningham Street  
Butler, PA 16001

BCLJ: May 25, 2018

**In The Court of Common Pleas  
Butler County  
Civil Action – Law  
No. 2015-10782**

**Notice of Action in Mortgage Foreclosure**

Federal National Mortgage Association, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ralph S. Smith and The Estate of Ralph S. Smith, Deceased, Mortgagor and Real Owner, Mortgagor and Real Owner, Defendant(s)

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ralph S. Smith and The Estate of Ralph S. Smith, Deceased, Mortgagor and Real Owner, Mortgagor and Real Owner, Defendant(s), whose last known address is 424 Franklin Street, Butler, PA 16001. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Federal National Mortgage Association, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Butler County, PA, docketed to No. 2015-10782, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 424 Franklin Street, Butler, PA 16001, whereupon your property will be sold by the Sheriff of



Butler County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Butler County Bar Assn.,  
240 S. Main St.,  
Butler, PA 16001,  
724.841.0130.

Prothonotary of Butler County,  
300 S. Main St.,  
Butler, PA 16001,  
724.284.5214.

Michael T. McKeever, Atty. for Plaintiff,  
KML Law Group, P.C.,  
Ste. 5000, Mellon Independence Center,  
701 Market St.,  
Phila., PA 19106-1532,  
215.627.1322.

BCLJ: May 25, 2018

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF BUTLER COUNTY, PENNSYLVANIA  
No. 2018-10219**

PNC BANK, NATIONAL ASSOCIATION,  
Plaintiff,  
vs.

**WALTER I. HIXON AND REBECCA HIXON  
SOLELY IN THEIR CAPACITY AS KNOWN  
HEIRS OF DANA ALAN HIXON A/K/A  
DANA A. HIXON A/K/A DANA HIXON, AND  
ALL UNKNOWN HEIRS OF DANA ALAN  
HIXON A/K/A DANA A. HIXON A/K/A  
DANA HIXON, Defendants**

TO: ALL UNKNOWN HEIRS OF DANA  
ALAN HIXON A/K/A DANA A. HIXON A/K/A  
DANA HIXON, Defendant

You are hereby notified that on March 8, 2018, PNC Bank, National Association, filed a Complaint in Action of Mortgage Foreclosure, endorsed with a Notice to Defend, against the above Defendants at the above number. Property Subject to Foreclosure: 146 Blue Jay Drive, Connoquenessing, PA 16027

**NOTICE**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO  
YOUR LAWYER AT ONCE. IF YOU DO NOT  
HAVE A LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE THE OFFICE  
SET FORTH BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMATION  
ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A  
LAWYER, THIS OFFICE MAY BE ABLE  
TO PROVIDE YOU WITH INFORMATION  
ABOUT AGENCIES THAT MAY OFFER**

**LEGAL SERVICES TO ELIGIBLE PERSONS  
AT A REDUCED FEE OR NO FEE.**

Butler County Prothonotary's Office  
300 South Main Street  
Butler, Pennsylvania 16001  
Telephone: 724-284-5214

Butler County Bar Association  
240 South Main Street  
Butler, Pennsylvania 16001  
Telephone: 724-841-0130

Michael C. Mazack, Esquire  
Pa. I.D. #205742  
Tucker Arensberg, P.C.  
1500 One PPG Place  
Pittsburgh, PA 15222  
412-566-1212  
Attorney for PNC Bank,  
National Association, Plaintiff

BCLJ: May 25, 2018

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**SHERIFF'S SALES**

*By Virtue of the Writ of Execution issued out of the Court of Common Pleas of Butler County, Pennsylvania, and to me directed, there will be exposed to Public Sale at the Court House, in the City of Butler, Butler County, Pennsylvania, on **Friday, the 27th day of July 2018** at Eleven o'clock A.M., Eastern Standard Time the following described properties, and, I will sell to the highest and best bidder all of the defendants' right, title, interest and claim of, in and to the hereafter described properties.*

*All parties in interest and claimants are hereby notified that Schedules of Distribution will be filed by the Sheriff on Friday, August 24, 2018 and that distribution will be made in accordance with the Schedules unless exceptions are filed thereto within Ten (10) days thereafter;*

BCLJ: May 18, 25 & June 1, 2018

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**E.D. 2018-30074  
C.P. 2017-20780  
ATTY KERI EBECK**

Seized and taken in Execution as the property of **JEFFREY M. BARBER, JULIANE M. WERNER, AND JULIANE M. WERNER BARBER** at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:-

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF SUMMIT IN THE COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 03/27/2007 AND RECORDED 03/30/2007, AMONG THE LAND RECORDS OF THE COUNTY AND COMMONWEALTH SET FORTH ABOVE, IN DEED VOLUME 2007033000 AND PAGE 07490.

TAX MAP OR PARCEL ID NO. 290-2F16-25.

BEING the same premises which Jeffrey M. Barber, by Deed dated March 27, 2007, and recorded on March 30, 2007 in the Recorder's Office of Butler County, Pennsylvania, in Instrument No. 200703300007490, granted and conveyed unto Jeffrey M. Barber and Juliane M. Werner-Barber, in fee.

Being Parcel Number: 290-2F16-25

BCLJ: May 18, 25 & June 1, 2018

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**E.D. 2018-30085****C.P. 2018-20453****ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **ERIC P. COLLINS AND CARRIE E. COLLINS** at the suit of HUNGTINTON NATL BANK, Being:-

All that certain lot or piece of ground situate in the Township of Summit, County of Butler, and Commonwealth of Pennsylvania, being Lot 3, 1.56 Acre, in the Final Plan of Subdivision for Roger R. and Juanita M. Collins, Trustees of the Collins Revocable Trust as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 285, Page 13.

Subject to exceptions, reservations, restrictions, easements, rights of way, building lines, and protective covenants as may be stated in prior instruments of record and on the Plan recording.

BEING known and numbered as 3586 Beck Road, Butler, PA 16002

Being the same property conveyed to Eric P. Collins and Carrie E. Collins, husband and wife who acquired title by virtue of a deed from Roger R. Collins and Juanita M. Collins, trustees of the Collins Revocable Trust dated July 27, 2004, dated August 30, 2005, recorded September 8, 2005, at Instrument Number 200509080025271, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 290-1F151-19CA

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30094****C.P. 2018-20377****ATTY JUSTIN KOBESKI**

Seized and taken in Execution as the property of **ERIC P. COLLINS AND CARRIE E. COLLINS** at the suit of HUNGTINTON NATL BANK, Being:-

All that certain piece, parcel or lot of land situate in the Second Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

Beginning at a point where the Southerly side of a 20 foot alley intersects the Westerly side of a 45 foot street, known as Cecelia

Street; thence in a Southerly direction along the Westerly side of Cecelia Street, a distance of 40 2/3 feet to a point; thence in a Westerly direction along land of Gensbirlger, a distance of 142 feet, more or less, to a point on the Easterly side of a 20 foot alley, said point being 33 1/3 feet South from the point where the Southerly side of the first mentioned 20 foot alley intersects the Easterly side of the last mentioned alley; thence in a Northerly direction along the Easterly side of said 20 foot alley, a distance of 33 1/3 feet to a point; thence in an Easterly direction along the Southerly side of the first mentioned 20 foot alley, a distance of 140 feet to the point on the Westerly side of Cecelia Street, the place of beginning.

Also All That certain piece, parcel or tract of land situate in the Second Ward, City of Butler, Butler County, Pennsylvania, bounded and described as follows:

Bounded on the North, 140 feet, more or less, by land of Cecelia Margaret Benson; bounded on the East, 40 2/3 feet by Cecelia Street; bounded on the South, 140 feet, more or less, by land of Merle Gensbirlger; and bounded on the West 33 1/3 feet by a 20 foot alley.

BEING known and numbered as 232 & 234 Cecelia Street, Butler, PA 16001

Being the same property conveyed to Eric P. Collins and Carrie E. Collins, husband and wife who acquired title by virtue of a deed from Eric P. Collins and Carrie E. Collins, husband and wife, dated June 19, 2006, recorded June 20, 2006, at Instrument Number 200606200015188, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 562-23-101A

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30093  
C.P. 2017-21023  
ATTY HEATHER RILOF**

Seized and taken in Execution as the property of **RANDOLPH D. DAHL, SR, AND MARY KATHERINE DAHL** at the suit of BAYVIEW LOAN SERVICING, LLC, Being:-

ALL THAT CERTAIN LOT OF GROUND SITUATE IN HE FIRST WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOS:

COMMENCING AT THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED ON ZIEGLER AVENUE; THENCE SOUTH ALONG LOT 307 IN THE W.S. BOYD PLAN, 100 FEET THENCE WEST ALONG LOT OF JENNIE W. BARNHART, 30 FEET, THENCE NORTH ALONG LOT OF SAME, 100 FEET TO ZIEGLER AVENUE; THENCE EAST ALONG ZIEGLER AVENUE, 30 FEET TO THE PLACE OF BEGINNING.

ADDRESS: 122 ZIGLEAR AVE; BUTLER, PA 16001

TAX MAP OR PARCEL ID NO.: MAP#26  
PARCEL #163

BEING KNOWN AS: 122 Ziegler Avenue,  
Butler, PA 16001-0000

PROPERTY ID NO.: 56129162

TITLE TO SAID PREMISES IS VESTED IN RANDOLPH DANIEL DAHL, SR AND MARY KATHERINE DAHL, HIS WIFE, SON & DAUGHTER-IN-LAW OF GRANTOR BY DEED FROM Katherine V. Dahl DATED 06/24/1987

RECORDED 08/20/1993 IN DEED BOOK 2349 PAGE 524.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30092  
C.P. 2018-20569  
ATTY KIMBERLY HONG**

Seized and taken in Execution as the property of **MATTHEW P. DURCI AND AMANDA E. DURCI** at the suit of WELLS FARGO BANK NA, Being:-

All that certain piece, parcel or tract of land situate in the Borough of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at the Southwest corner of tract conveyed by Treesdale Farms, Inc. to Harold A. and Helen M. Schubert, his wife, by deed dated June 13, 1952, and recorded in Deed Book 627, Page 77; thence North 4° 46' 31" 11 East a distance of 163.00 feet to a point; thence South 81° 28' 31" East along lands now owned by Donald A. Schubert, et ux, a distance of 339.79 feet to a point in the center of State Highway Route #68; thence South 13° 12' West a distance of 146.00 feet to a point; thence North 84° 34' West along the lands of St. John's E. L. Church a distance of 317.70 feet to a point, the place of beginning.

Together with all the right, title and interest of the Grantor in that certain 20 foot right of way which extends along the Western line of the property of now or formerly T. Schubert and John Farnen from Connoquenessing School Road, T-330, to the Northwest corner of the herein described property, Said right of way was for the benefit of the herein described property solely. This right of way was retained by the Grantor herein and is found more fully set form in the Schubert and Farnen deeds as recorded at Deed Book 1101, Page 449 and Deed Book 981, Page 674, respectively.

BEING known and numbered as 1206 Evans City Road, Evans City, PA 16027»

Being the same property conveyed to Matthew P. Durci and Amanda E. Durci, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Judy L. Tonya, unmarried, dated May 17, 2013, recorded May 22, 2013, at Instrument Number 201305220014843, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 370-S1-A10-0000

BCLJ: May 18, 25 & June 1, 2018

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**E.D. 2018-30045  
C.P. 2018-20375  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JODI L. SARVER ELLIOTT AND JODI ELLIOTT** at the suit of DEUTSCHE BK NATL TRUST CO, Being:-

ALL those certain pieces or parcels of land situated in Winfield Township, County of Butler, and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at the northwest corner in the center of a private road, between the land hereby conveyed and the land of now or formerly Bricker heirs; thence along the center of said private road, South 89 degrees East, a distance of 148.73 perches to the land of now or formerly Conrad Sell heirs and now or formerly Falkner; thence by said lands of now or formerly Conrad Sell heirs and now or formerly Falkner, South 1 degree West a distance of 97 perches to the lands of now or formerly Conrad Sell heirs; thence by lands of said Conrad Sell heirs, North 89 degrees West, a distance 148.73 perches to lands of now or formerly Todd; being Purpart Number 4 in the Partition of lands of Samuel Painter, deceased; thence along said Purpart Number 4, North 1 degree East, a distance of 97 perches to the place of beginning. Containing 89.17 acres.

EXCEPTING and RESERVING therefrom the following described tract of land:

BEGINNING at a point in the center of Legislative Route T-636, at the dividing line between the first tract described and Deed from Virginia D. Murrin, single, to Gerald Gildner, by deed dated August 17, 1955, and recorded in Deed Book Vol. 674, Page 42, thence along said division line, South 83 degrees, 16 minutes West, 247.25 feet; thence North 9 degrees, 52 minutes West 408.79 feet to a point; thence South 68 degrees, 44 minutes East, 119.65 feet to a point; thence South 57 degrees, 37 minutes East, 253.93 feet to a point in the center line of said Township Road, T-656; thence along the center of the said Township Road, T-656, South 3 degrees, 2 minutes West, 194.63 feet, to a point, the place of beginning. Containing 1.97 acres.

EXCEPTING outsale to Joseph w. Conway, dated September 10, 1973 and recorded at B 976 P 962 and further excepting any additional outsales of record.

TITLE TO SAID PREMISES IS VESTED IN JODI L. SARVER ELLIOTT AND EDWARD R. ELLIOTT, HER HUSBAND, by Deed from E. KENNETH SARVER AND HELEN M. SARVER, HIS WIFE, Dated 05/23/1995, Recorded 05/24/1995, in Book 2527, Page 540.

EDWARD R ELLIOTT A/K/A EDWARD ELLIOTT was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of EDWARD R ELLIOTT A/K/A EDWARD ELLIOTT'S death on or about 05/25/2012, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 320 1F09 15

Premises Being: 130 PETERS LANE, CABOT, PA 16023-9539

BCLJ: May 18, 25 & June 1, 2018

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**E.D. 2015-30099  
C.P. 2015-20458  
ATTY TERENCE MCCABE**

Seized and taken in Execution as the property of **JOHN G. HAYS AND KERI R. HAYS** at the suit of LSF8 MASTER PARTICIPATION TRUST, Being:-

TAX I.D. #: 170-4F19-25/2

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF FRANKLIN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF TOWNSHIP ROAD 443, ALSO KNOWN AS GRINDEL ROAD, 33 FEET WIDE, AT A POINT 1165.50 FEET EASTWARDLY FROM THE INTERSECTION OF SAID ROAD WITH STATE HIGHWAY 528, AND BEING THE SOUTHEASTERLY CORNER OF PROPERTY HEREIN DESCRIBED, AND ON THE LINE OF LAND OF WILLIAM J. HAYS AND DOLORES HAYS, HUSBAND AND WIFE, GRANTORS HEREIN; THENCE ALONG THE CENTER LINE OF TOWNSHIP ROAD 443, NORTH

89 DEGREES WEST, 100 FEET TO A POINT ON LAND NOW OR FORMERLY OF WILLIAM B. ENSLEN AND SHARON L. ENSLEN, HUSBAND AND WIFE; THENCE ALONG LAND NOW OR FORMERLY OF WILLIAM B. ENSLEN AND SHARON L. ENSLEN, HUSBAND AND WIFE, NORTH 1 DEGREE EAST, 581.11 FEET TO A POINT ON LAND NOW OR FORMERLY OF FLOYD HEETER THENCE ALONG LAND NOW OR FORMERLY OF FLOYD HEETER, SOUTH 89 DEGREES EAST, 100 FEET TO A POINT ON OTHER LAND NOW OR FORMERLY OF WILLIAM J. HAYS, ET UX.; THENCE ALONG LINE OF LAND NOW OR FORMERLY OF WILLIAM J. HAYS, ET UX., SOUTH 1 DEGREE WEST, 581.11 FEET TO A POINT AT THE PLACE OF BEGINNING.

CONTAINING 1.33 ACRES.

SUBJECT TO PRIOR CONVEYANCES, GRANTS, LEASES, EXCEPTIONS OR RESERVATIONS OF COAL, OIL AND GAS AND MINERAL AND MINING RIGHTS APPURTENANT THERETO, RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS AS THE SAME MAY APPEAR OF RECORD.

Being known as: 123 GRINDEL ROAD, PROSPECT, PENNSYLVANIA 16052.

Title to said premises is vested in John G. Hays and Keri R. Hays, husband and wife, by deed from William J. Hays and Dolores J. Hays, husband and wife, dated June 1, 1999 and recorded June 1, 1999 in Deed Book 3010, Page 100 Instrument Number 199906010015642.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30042**  
**C.P. 2018-20373**  
**ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of **FRANCES ELIZABETH KELLY** at the suit of CIT BANK N A, Being:-

All that certain piece, parcel, or lot of ground, situate in the Borough of Bruin, County of Butler, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BOUNDED on the North by lot formerly owned by Robert Story, now belonging to J.E. Hawk, on the East by Bear Creek; on

the South by an alley; on the West by Main Street of Bruin Borough; said lot of land fronting sixty (60) feet on said Main Street, and extending back one hundred seventy (170) feet to said Bear Creek.

FOR INFORMATIONAL PURPOSES ONLY:

Being known as 129 Main Street, Bruin Pennsylvania, 16022

Parcel #340-S1-A37-0000

BEING THE SAME PREMISES which Francis Elizabeth Kelly by Corrective Deed dated May 23, 2008 and recorded June 17, 2008 in Instrument #200806170013493, in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Frances Elizabeth Kelly, in fee.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30084**  
**C.P. 2018-20615**  
**ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of **JACOB R. KOTHE, ROBERT M. KOTHE, AND EUNICE M. KOTHE** at the suit of PHH MORTGAGE CORPORATION, Being:-

ALL THAT CERTAIN piece, parcel or lot of ground situate in the Borough of Slippery Rock, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northerly side of Franklin Street at the Southeasterly corner of lot of John Watson, said Lot being known as Lot No.11 in the Franklin Terrace Plan; thence along said Lot No. 11 in a Northwesterly direction a distance of 150.00 feet to a point at line of Lot No. 33; thence in a northeasterly direction along line of Lot No. 33 and Lot No. 32 a distance of 75.00 feet to a point; thence through the center of Lot No. 13 in a Southeasterly direction a distance of 150.00 feet to a point on Franklin Street; thence along Franklin Street in a Southwesterly direction a distance of 75.00 feet to the place of beginning.

BEING Lot No. 12 and one-half of Lot No. 13 in the Franklin Terrace Plan of Lots, as laid out by S.J. Taylor, RS, which plan is recorded in the Recorder's Office in and for Butler County in Rack File 13, Page 6.

## FOR INFORMATIONAL PURPOSES ONLY:

BEING known as 453 Franklin Street, Slippery Rock, PA 16057.

BEING Parcel #510-S2-A12-0000

BEING THE SAME PREMISES which Bradley A. Holtzapple and Raili M. Holtzapple, husband and wife, by Deed dated June 15, 2010 and recorded June 18, 2010, in the Office of the Recorder of Deeds in and for the County of Butler, granted and conveyed unto Jacob R Kothe, in fee.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30100**  
**C.P. 2018-20731**  
**ATTY LEON HALLER**

Seized and taken in Execution as the property of **LINDA MAUTHE** at the suit of MIDFIRST BANK, Being: ALL that certain piece, parcel or tract of land situate in Franklin Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northern line of a 50 foot street known as Wycliffe Way where the same is intersected by the eastern line of Lot No. 33 in the within plan being the southwest corner of the lot herein described; thence continuing along the eastern line of Lot No. 33 and Lot No. 34, north 1 degree 26 minutes East, a distance of 250.78 feet to a stake; thence North 88 degrees 34 minutes East, a distance of 253.19 feet to a stake on the western line of Wycliffe Way; thence continuing along the western line of Wycliffe Way as it becomes the northern line of Wycliffe Way, the following courses and distances, to wit: by a curve to the left having a radius of 3061.42 feet, a distance of 20.30 feet to a stake; by a curve to the right having a radius of 192.28 feet, a distance of 308.74 feet to a stake; by a curve to the left having a radius of 550 feet, a distance of 84.55 feet to a stake on the eastern line of Lot No. 33 and the place of beginning.

Being Lot No. 43 in the Franklin Grove Plan No. 2, Addition No. 1, recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 68, page 36.

UNDER AND SUBJECT to the following reservations and restrictions, to wit:

1. Only one residence shall be built on a lot;

2. The premises shall be used for residential purposes only;

3. No commercial vehicles other than vehicles servicing the premises shall be parked on the premises;

4. No residence under \$25,000.00 shall be constructed on each lot;

5. No vehicle shall be parked along the streets, but shall be parked on the premises;

6. Only one utility building shall be permitted per lot;

7. No trees or shrubs shall be planted closer than 25 feet from the center line of the street;

8. All electrical transmission cables shall be buried underground.

Said parcel is being more particularly bounded and described per the survey or Land Surveyors, Inc. dated August 17, 1995:

BEGINNING at a point on the western line of Wycliffe Way, a 50 foot right-of-way, said point being the northeast corner of the parcel herein described; thence along Wycliffe Way, the following three courses and distances: by a curve to the right having a radius of 3,061.42 feet an arc distance of 25.13 feet to a point; thence by a curve to the right having a radius of 192.28 feet an arc distance of 308.81 feet to a point; thence by a curve to the left having a radius of 550.00 feet an arc distance of 82.95 feet to a point, being the southwest corner herein and in the center line of a 10 foot easement; thence along the center line of a 10 foot easement, North 02 degrees 03 minutes 00 seconds West, a distance of 252.53 feet to a point, being the northwest corner hereof and common to lands of now or formerly J.D. Klein; thence along lands of now or formerly J.K Klein, North 87 degrees 57 minutes 00 seconds East, a distance of 253.78 feet to a point, the place of beginning.

Containing 1.247 acres and having thereon erected a one story frame dwelling house.

Being Lot No. 43 in the Franklin Grove Plan No. 2, Addition No. 1, as recorded in Rack File 68, page 36.

UNDER AND SUBJECT to a 10 foot easement along the western line of premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 107 WYCLIFFE WAY BUTLER, PA 16001

TAX PARCEL NO. 170-S2-B 43

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME premises which Carl L. Mauthe and Linda D. Mauthe by deed dated 12/10/99 and recorded 12/21/99 in Butler County Instrument No. 199912210035489, granted and conveyed to Linda D. Mauthe.

TO BE SOLD AS THE PROPERTY OF LINDA D. MAUTHE UNDER JUDGMENT NO. 2017-10064.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30047**

**C.P. 2018-20415**

**ATTY MATTHEW FISSEL**

Seized and taken in Execution as the property of **ROBERT MCCLAIN JR HEIR AND PATRICIA ANN MCCLAIN DECEASED** at the suit of SPECIALIZED LOAN SERVICING LLC, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, being Lot No. 23 in the Woodlands Estate Park Plan, as recorded in the Recorder's Office of Butler County in Rack File 63, Page 25.

TOGETHER with an easement in and to the Common Area in accordance with the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc., recorded in the Recorder's Office of Butler County on Deed Book Volume 997, Page 1060.

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances below a depth of 500 feet, without rights of surface entry, as reserved in Instruments of Record.

DEED BOOK: Instrument Number 200405140015413

DEED PAGE: Instrument Number 200405140015413

MUNICIPALITY: Township of Cranberry

TAX PARCEL#: 130-S4-C23-000

PROPERTY ADDRESS: 110 Kirkwood Drive Cranberry Township, PA 16066

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2009-30176**

**C.P. 2009-20617**

**ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JEFFREY A. MCCONNELL AND AMANDA MCCONNELL** at the suit of WILMINGTON SVGS FUND SOCIETY FSB, Being:-

ALL THAT CERTAIN lot of land situate in the Borough of West Sunbury, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, the Southwestern corner of the within described property, said point being on the center line of a 60-foot street known as State Street and intersecting with an alley: thence North 11 degrees 13 minutes 21 seconds East, 211.731 feet along said alley to a point at the intersection with another alley; thence South 78 degrees 46 minutes 39 seconds East, 284.967 feet along said alley and property of West Sunbury United Presbyterian Church to a point on the center line of State Street; thence South 39 degrees 07 minutes 27 seconds West. 113.57 feet along center line of State Street (a dirt and gravel road) to a point; thence along said State Street by a curve to the right, having a radius of 210.985 feet to an arc measuring 233.02 feet to a point; thence continuing along State Street, North 77 degrees 35 minutes 48 seconds West. 41.023 feet to a point, the place of beginning.

BEING known and designated as Tax Parcel Number 540-S1-E15 in the Deed Registry Office of Butler County, Pennsylvania.



HAVING erected thereon a residential dwelling municipally known and numbered as 211 State Street, West Sunbury, PA 16061.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. McConnell and Amanda McConnell, h/w, by Deed from Jeffrey A. McConnell, married, Dated 08/16/2005.

Recorded 09/01/2005, Instrument No. 200509010024445.

Tax Parcel: 540-S 1 -E15-0000

Premises Being: 211 EAST STATE STREET.  
WEST SUNBURY, PA 16061-3131

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30099  
C.P. 2018-20730  
ATTY SAMANTHA GABLE**

Seized and taken in Execution as the property of **UNKNOWN HEIRS RAEANNE MEYERL DECEASED AND BRANDON MEYERL HEIR** at the suit of DEUTSCHE BK NATL TR CO, Being:-

ALL that certain lot or parcel of ground situate in the Borough of Mars, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at a point on the easterly side of Pearl Street on the division line of Lots Nos. 141 and 142 in the plan of lots laid out by Sarah J. Crowe, said Lot No. 142 being now or formerly owned by F.V. Pinkerton; thence by Pearl Street, Southwardly 113-5/12 feet to the corner of a 14 foot alley, now McGee Street; thence Eastwardly along line of said alley, now McGee Street, 125 feet to Long Alley; thence Northwardly along line of Long Alley 108-5/12 feet to the division line of Lots Nos. 141 and 142; thence by said line 125 feet, Westwardly, to the place of beginning.

BEING Tax Map Parcel No, 450-S1-D2.

BEING Lot Nos. 139, 140 and 141 in the said Sarah J. Crowe plan of lots.

UNDER AND SUBJECT to grants of mineral rights, rights-of-way, building and use restrictions, easements, covenants, and conditions as set forth in prior instruments of record.

BEING THE SAME PREMISES which Dan

A. Billman and Pamela S. Billman, by Deed Dated 3/30/2012 and Recorded 4/3/2012, in the Office of the Recorder of Deeds in and for the County of Butler, Instrument # 201204030008962, granted and conveyed unto Raeanne Meyerl. AND THE SAID Raeanne Meyerl passed away on or about February 1, 2017, thereby vesting title in Brandon Meyerl and any Unknown heirs, successors, and assigns of Raeanne Meyerl.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30058  
C.P. 2018-20456  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **JAMES A. NELSON AND MARGARET S. NELSON** at the suit of LSF8 MASTER PARTICIPATION TR, Being:-

All that certain piece, parcel or tract of land situate in the Township of Clinton, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of a public road designated T-552, a 33 foot right-of-way, said point being common to lands of Elizabeth K. Habarnet, et vir, and lands now or formerly of Gerard Krebs, said point being the Northwest corner of the within described tract of land; thence\* from said beginning point south 88° 30' East along lands of Habarnet, 424.21 feet to a point on lands of Gerard Richard Krebs, et ux; thence South 01° 30' West along lands of Krebs, 200 feet to a point on other lands of Krebs; thence North 88° 30' West along other lands now of Krebs, 446.99 feet to a point in the center of Route T-552; thence now North 07° 05' 04" East along the center line of Route T-552, 201.30 feet to a point, the place of beginning.

Under and Subject to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN MARGARET S. NELSON AND JAMES A. NELSON, H/W, by Deed from JEANNE D. KONAR, AN UNMARRIED INDIVIDUAL, Dated 08/24/1998, Recorded 09/03/1998, in Book 2906, Page 0883.

Tax Parcel: 100-1F159-39A-0000

Premises Being: 226 KNOCH ROAD,  
SAXONBURG, PA 16056-9422

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30065  
C.P. 2016-22090  
ATTY PETER WAPNER**

Seized and taken in Execution as the property of **ANDREW D. PARKER IND & DEVISEE, ANDREW DALE PARKER IND & DEVISEE, ROBERT T. PARKER, JR EST AND ROBERT THOMAS JR EST** at the suit of BAYVIEW LOAN SERVICING, LLC, Being:-

ALL that certain lot of ground situate in the First Ward, City of Butler, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

On the North 40 feet by Lyon Avenue; on the East 124.75 feet, more or less, by Lot No. 20 in the same plan of lots, now or formerly owned by William C. Jahnig; on the South, 40 feet by Cottage Hill Avenue; and on the West, 122.50 feet, more or less, by Lot No. 18 in the same Plan of Lots now or formerly owned by William C. Jahnig.

BEING Lot No. 19 in the William C. Jahnig Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book No. 4, Page 121.

HAVING a two-story frame dwelling house and frame garage thereon erected.

ALSO: All that certain lot of ground situate in the First Ward of the City of Butler, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

On the North 3.75 feet by Lyon Avenue; on the East 136 feet by lands of Dietrich; on the South, 60.2 feet by Cottage Hill Avenue; and on the West, 124.75 feet by lands of Claire E. Plaisted, et

BEING Lot No. 20 in the William C. Jahnig plan of lots recorded as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Andrew D. Parker, Individually and as an heir of the Estate of Robert T. Parker, by Deed from Robert T. Parker, III, Executor of the Estate of Robert T. Parker, Jr., Dated 02/26/2014, Recorded 02/28/2014, Instrument No. 201402280004225.

Mortgagor ROBERT T. PARKER, JRAIKIA

ROBERT THOMAS PARKER, JR died on 01/09/2011, leaving a Last Will and Testament dated 01/02/2011. Letters Testamentary were granted to ROBERT T. PARKER, 111 on 01/24/2011 in BUTLER COUNTY, No. 10-11-0066. The Decedent's surviving heirs at law and next-of-kin are ANDREW D. PARKER, ROBERT T. PARKER, 111, CHRISTOPHER E. PARKER, and KATHERINER. PARKER. Subsequently, ROBERT T. PARKER, 111, Executor of the Estate of ROBERT T PARKER, JR, transferred title to ANDREW D. PARKER, Individually and as an heir of the Estate of ROBERT T PARKER, by virtue of a deed dated 02/26/2014 and recorded 02/28/2014 in Instrument Number 201402280004225 with the BUTLER County Office of the Recorder of Deeds.

By executed waivers, CHRISTOPHER E. PARKER, ROBERT T. PARKER, III and KATHERINE R. PARKER waived their right to be named as a defendant in the foreclosure action.

Tax Parcel: 561-1-24-0000

Premises Being: 105 LYON AVENUE, BUTLER, PA 16001-6322

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2015-30048  
C.P. 2015-20372  
ATTY EDWARD MCKEE**

Seized and taken in Execution as the property of **BRIAN L. PERANI** at the suit of US BANK NATIONAL ASSN, Being:-

PARCEL NO.: 140-1F106-A13A

ALL that certain piece, parcel or lot of land situate in Donegal Township, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a point in the center line of Medical Center Road at a point in common to lands of now or formerly Miller, said point being the Northwest corner of the premises herein described; thence along the center line of Medical Center Road, North 75 degrees 13 minutes 30 seconds East a distance of 358.50 feet to a point on lands of now or formerly Dellenbach; thence by line of same, the following three (3) courses and distances: South 01 degree 30 minutes 00 seconds West a distance of 243.00 feet to a point; thence South 63 degrees 30 minutes

00 seconds West a distance of 22.40 feet to a point; thence South 75 degrees 00 minutes 00 seconds West a distance of 336.50 feet to a point on lands of now or formerly Miller; thence by line of same, North 01 degree 30 minutes 00 seconds East a distance of 243.00 feet to a point in the center line of Medical Center Road, the place of beginning.

BEING known as 308 Medical Center Road, Chicora, PA 16025.

SAID DESCRIPTION is in accordance with a survey of Bock & Clark, Ltd. Dated march 22, 2001.

Fee Simple Title Vested in Brian L. Perani by deed from, Robert J. Fennick and Deana M. Fennick, husband and wife dated 10/26/2006, recorded 10/26/2006, in the Butler County Recorder of deeds in Deed Instrument No. 200610260027415.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30043  
C.P. 2018-20374  
ATTY AMANDA RAUER**

Seized and taken in Execution as the property of **EDWARD RUDOLCHICK AND LAURIE A. SMITH** at the suit of CITIMORTGAGE INC., Being:-

ALL THAT CERTAIN TRACT OF LAND SJTUAIE IN CONCORD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS

ON THE NORTH BY LANDS OF NOW OR FORMERLY CHIAPPINI; ON THE EAST BY LANDS NOW OR FORMERLY RICHARD WICK; ON THE SOUTH BY THEE SPRINGDALE LUTHERAN CHURCH PROPERTY AND PUBLIC ROAD; ON THE WEST BY THE BOYDSTOWN AND WEST SUNBURY PUBLIC ROAD

CONTAINING FIFTEEN (15) ACRES, MORE OR LESS, WITH ONE STORY FRAME HOUSE, BARN AND OTHER OUTBUILDINGS THEREON ERECTED

BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE CENTERLINE OF LR 10057 (BOYDSTOWN AND WEST SUNBURY ROAD) APPROXIMATELY 1700 FEET

NORTHWEST ALONG THE SAID ROAD FROM ITS INTERSECTION WITH SPRINGDALE CHURCH ROAD AT THE SPRINGDALE LUTHERAN CHURCH, SAID IRON PIN BEING ALSO THE SOUTHWEST CORNER OF THE NOW OR FORMERLY SB. CHIAPPINI TRACT LYING NORTH OF THE SUBJECT PROPERTY AND ALSO THE SOUTHEAST CORNER OF THE NOW OR FORMERLY MM. CHIAPPINI PARCEL; THENCE ALONG A WIRE FENCE NORTH 89 DEGREES 5 MINUTES 57.6 SECONDS EAST 828.31 FEET TO AN EXISTING STONE TO THE LAND OF NOW OR FORMERLY ALAN E. CHUDERWICZ; THENCE ALONG NOW OR FORMERLY CHUDERWICZ ALONG A WIRE FENCE SOUTH 1 DEGREE 0 MINUTES 6 SECONDS EAST, 1,175.33 FEET TO AN EXISTING STONE A CORNER WITH SPRINGDALE LUTHERAN CHURCH AND NOW OR FORMERLY P. MCGREGOR; THENCE ALONG THE NORTH LINE OF SPRINGDALE LUTHERAN CHURCH SOUTH 75 DEGREES 53 MINUTES 30 SECONDS WEST PASSING THROUGH AN IRON PIN AT 154.05 FEET A TOTAL DISTANCE OF 263.02 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF LR. 10057 (HAVING PASSED THROUGH AN IRON PIPE SET AT THE SIDELINE OF THE 33 FOOT R.W. GRANTED TO THE PENNSYLVANIA DEPARTMENT OF HIGHWAYS; THENCE UP THE CENTERLINE OF LR. 10057 (THE BOYDSTOWN AND WEST SUNBURY ROAD) THE FOLLOWING COURSES AND DISTANCES: NORTH 31 DEGREES 40 MINUTES 4 SECONDS WEST 195.90 FEET ALONG LAND OF NOW OR FORMERLY HERALD TO A P.K. NAIL SET IN THE ROAD CENTERLINE; THENCE ALONG NOW OR FORMERLY WM. J. AND JOSEPHINE NOBUT NORTH 32 DEGREES 22 MINUTES 47 SECONDS WEST 329.62 FEET TO A P.K. NAIL SET IN THE ROAD CENTERLINE; NORTH 28 DEGREES 50 MINUTES 6 SECONDS WEST 332.29 FEET AND NORTH 17 DEGREES 26 MINUTES 48 SECONDS WEST 513.68 FEET TO P.K. NAILS SET IN THE ROAD CENTERLINE TO THE AFORESAID EXISTING IRON PIN IN THE CENTER OF LR. 10057, THE POINT OF BEGINNING, HAVING AN AREA OF 16.47883 ACRES AS SURVEYED OCTOBER 31, 1988 BY JAMES C. ALLISON, SURVEYOR, KMTANNING, PA.

BEING KNOWN AS: 57 RUDY LANE, WEST SUNBURY, PA 16061

BEING THE SAME PREMISES which Edward Rudolchick, a single person, by Deed dated June 20, 2002 and recorded June 25, 2002 in the Office of the Recorder of Deeds in and for Butler County in Deed Instrument 200206250021527, granted and conveyed unto EDWARD RUDOLCHICK and LAURIE A. SMITH, as joint tenants with the right of survivorship.

PARCEL NO.: 110-2F59-B1A-0000

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30076  
C.P. 2018-20570  
ATTY LEON HALLER**

Seized and taken in Execution as the property of **ANDREW RAYMOND RUNK AND ANDREW R RUNK** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

ALL THAT CERTAIN lot or tract of land situate in the Fifth Ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point 65 feet from the Southwest corner of State Street and Mitchell Avenue; thence in a southerly direction along said Mitchell Avenue, 21 feet 8 inches to a point; thence in a westerly direction along Lot No. 8 of the same plan 80 feet to lot now or formerly of McDonald; thence North along McDonald lot, 21 feet 8 inches to a point; thence eastwardly along Lot 10, 80 feet to the point of beginning. BEING Lot No. 9 in the F.G. Hollman Division of Lots Nos. 25 and 26 in the Mitchell Brown Plan of Lots.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 316 MITCHELL AVENUE BUTLER, PA 16001

TAX PARCEL NO. 565-24-127-0000

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred

to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME premises which James R. and Meredith E. Lindsay, by deed dated May 7, 2010 and recorded May 12, 2010 at Butler County Instrument No. 201005120010158 granted and conveyed unto Andrew Raymond Runk.

TO BE SOLD AS THE PROPERTY OF ANDREW R. RUNK A/K/A ANDREW RAYMOND RUNK UNDER JUDGMENT NO. 2017-11150.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30098  
C.P. 2014-21079  
ATTY GREGORY JAVARDIAN**

Seized and taken in Execution as the property of **DEBRA L. RUSSELL** at the suit of GREEN TREE CONSUMER DISCOUNT COMPANY, Being:-

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being specifically described as Lot No. 6 in the Bear Paw Properties, Inc. Grandshire Plan of Subdivision, as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on the 20th day of December, 1996 at Plan Book Volume 198, pages 36-38.

BEING KNOWN AS: 607 Cassandra Drive, Cranberry Township, PA 16066

BEING THE SAME PREMISES which Christopher P. Wiesen and Brenda K. Wiesen, his wife, by Deed dated 10/13/1999 and recorded 10/26/1999 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 3064, Page 556, granted and conveyed unto Debra L. Russell.

PARCEL NO.: 130-S24-D6

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30078  
C.P. 2018-20039  
ATTY THOMAS KING**

Seized and taken in Execution as the property of **MICHAEL J SCHATZMAN** at the suit of BREAKNECK CREEK REGIONAL AUTHORITY, Being:-

ALL that certain lot or piece of ground situate in the Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being Lot No. 5-8-2 in the Connie Heinauer Plan of Lots, being more particularly bounded and described as follows, to wit: (as recorded in P.B.V. 80, Page 44)

BEGINNING at a point on the Westerly side of Tenacity Trail, a 40 foot private right of way; thence from said point, North 3 degrees 30 minutes West, a distance of 437 feet to a point; thence South 75 degrees 44 minutes East, a distance of 234.365 feet to a point; thence South 3 degrees 30 minutes East, a distance of 218.50 feet to a point; thence North 75 degrees 44 minutes West, a distance of 234.365 feet to a point; thence North 3 degrees 30 minutes West, a distance of 218.50 feet to a point of beginning.

SUBJECT to all prior grants and reservations of coal, oil, gas, mining rights, rights of way, building lines, easements as the same may be or appear in prior instruments and plans of record.

Being part of the same property which Albert Heinauer and Connie J. Heinauer, his wife, by their Deed dated March 13, 1981, and recorded in the Recorder's Office of Allegheny County in Deed Book Volume 1110, Page 856, granted and conveyed unto Connie Heinauer, who by Installment Land Contract dated May 30, 1981, conveyed same property to Michael Schatzman.

BEING the same premises conveyed by Connie J. Heinauer to Michael J. Schatzman by Deed dated May 27, 1986, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, at Deed Book 1296, Page 160.

Said premises being known as 106 Misty Hollow Trail, Mars, Pennsylvania, 16046.

Tax Parcel No. 010-S6-A5B-0000.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2016-30186  
C.P. 2016-21187  
ATTY JENEICE DAVIS**

Seized and taken in Execution as the property of **CHAD E. SCHNUR AND KIMBERLY J. SCHNUR** at the suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Being:-

ALL that certain piece, parcel or tract of land situate in Oakland Township, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a point in the center line of the Chicora Road (Route 68) at a point in common to lands of now or formerly Green; thence along the center line of the Chicora Road, North 80 degrees 31 minutes 28 seconds East, a distance of 50.11 feet to a point on lands of now or formerly of Fay; thence by line of same through two existing pipes, South 11 degrees 13 minutes 42 seconds East a distance of 439.50 feet to a point; thence by line of lands of now or formerly Fay and Pierce, North 84 degrees 32 minutes 18 seconds East a distance of 200.0 feet to an iron pin on lands of now or formerly Cumberland; thence by line of same and by line of lands of now or formerly Schoentag, North 82 degrees 04 minutes 00 seconds East a distance of 179.43 feet to an iron pin on line of lands of Institute Hill Christian & Missionary Alliance Church; thence by line of same South 13 degrees 19 minutes 29 seconds West a distance of 417.21 feet to an iron pin on line of lands of now or formerly Hinderlitter; thence by line of same and by line of lands now or formerly Armstrong; North 61 degrees 46 minutes 18 seconds West a distance of 523.12 feet to an iron pin on line of lands of now or formerly Walborn; thence by line of same North 11 degrees 10 minutes 47 seconds West a distance of 97.56 feet to an iron pin on line of lands of now or formerly Green; thence by line of same North 84 degrees 32 minutes 18 seconds East a distance of 150.0 feet to a point; thence continuing by lands of now or formerly Green, North 11 degrees 15 minutes 42 seconds West a distance of 436.0 feet to a point, the place of beginning.

SAID DESCRIPTION is in accordance with a survey of W.J. McGarvey, P.E., dated January 12, 1999.

HAVING thereon erected a dwelling house, carport, shed and cottage and being known as 330 Chicora Road, Butler, PA 16001.

Being the same premises which Guy H. Burk and Celia A. Burk, h/w, by Deed dated 1/15/1999, recorded 1/20/1999 in Deed Book 2959, Page 588 conveyed unto Chad E. Schur and Kimberly J. Schur, h/w.

Parcel #250-S2-A15

IMPROVEMENTS: Residential dwelling

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30054**  
**C.P. 2018-20451**  
**ATTY LEON HALLER**

Seized and taken in Execution as the property of **MICHELE A. SCOTT AND EDWARD E. SCOTT** at the suit of PENNSYLVANIA HOUSING FINANCE AGENCY, Being:-

ALL THOSE TWO CERTAIN pieces, parcels and tracts of land situate in the Township of Summit, County of Butler and State of Pennsylvania, being bounded and described as follows, to wit:

TRACT ONE:

BEGINNING at a point on the Southeast corner of the tract herein conveyed, said point being 25 feet from the center line of State Highway Route No. 68, and being on the West side of said State Highway adjoining lands of William Ross and Mary Ross; thence North 87 degrees 30 minutes West along lands of Ross, 200 feet to an existing iron pin; thence in a northeasterly direction along lands of now or formerly Dana Miller, North 22 degrees 51 minutes 30 seconds East, a distance of 142.70 feet to an iron pin on line of land of Hardy; thence along line of land of Hardy, South 61 degrees 16 minutes East a distance of 200 feet to an iron pin located at the West side of State Highway Route No. 68; thence proceeding along the West side of said Route 68, South 35 degrees 07 minutes 10 seconds West a distance of 53.88 feet to an iron pin at the place of BEGINNING.

Parcel No. 290-S1-F1.

As per Survey of Charles L. Fair, II dated April 20, 1977.

TRACT TWO:

BEGINNING at a point, being the Eastern corner of the land herein conveyed being a point in common with the center line of

Route 68, thence South 35 degrees 43 minutes 35 seconds West a distance of 67.66 feet to a point also being a point in the center line of Route 68; thence North 62 degrees 15 minutes 49 seconds West a distance of 132.75 feet to a point; thence South 87 degrees 30 minutes 00 seconds East ("East" erroneously omitted in prior recorded documents) a distance of 157.15 feet to a point, also being a center line of Route 68, being the place of BEGINNING.

Parcel No. 290-S1-E12A.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 249 CHICORA ROAD, BUTLER, PA 16001.

TAX PARCEL NOS. 290-S1-FA and 290-S1-E12A

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME premises which Charles J. Dallmus and Robin R Dallmus, husband and wife, by Deed dated October 25, 2010 and recorded November 2, 2010 in Butler County Instrument No. 201011020025672, granted and conveyed unto Michele A. Scott and Edward E. Scott, her husband.

TO BE SOLD AS THE PROPERTY OF EDWARD E. SCOTT AND MICHELE A. SCOTT UNDER JUDGMENT NO. 2017-11054.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30072****C.P. 2017-21863****ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain parcel of ground situate in Slippery Rock Borough Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of said lot and running North by lands now or formerly of Allegheny Valley School, 180 feet to an alley; thence West along said alley 60 feet to a post; thence South by lands now or formerly of Francis J. Schmitt, 180 feet to Franklin Street, formerly known as Scrub Grass Road; thence East along the same 60 feet to the place of beginning. MAP #510-S2-53. Property address is 329 Franklin Street, Slippery Rock, Pennsylvania 16057

BEING the same premises conveyed by Edward J. Rieland and Beverly A. Rieland, husband and wife, to Slippery Rock Brothers LLC, a Limited Liability Company, organized and existing under the laws of the State of New York, by deed, dated September 25, 2009 and recorded September 25, 2009, in Butler County at Instrument No. 200909250022764.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30067****C.P. 2017-21864****ATTY WILLIAM E HAGER III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain lot or piece of ground situate in the Borough of Slippery Rock, County of Butler, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at an iron pin at the Northeast corner of lot herein described on line of lot now or formerly of Dean Staff and a lot now or formerly of Dave Alper; thence along said lot now or formerly of Dave Alper South 40° 45' East, 120 feet to an iron pin on Cooper Street; thence along Cooper Street South 49° 15' West 40 feet to an iron pin on line of

lands now or formerly of Brandon; thence along said lands now or formerly of Brandon North 40°45' West, 120 feet to an iron pin on line of lands now or formerly of Dean Staff; thence North 49°15' East, 40 feet to the place of beginning. Map #510-S3-46

BEING the premises conveyed by Stephen M. Spedaliere, and Scott A. Valentine, to Slippery Rock Brothers LLC, by deed dated October 3, 2007 and recorded October 11, 2007 at Butler County Instrument No. 200710110026614.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30070****C.P. 2017-21865****ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL THAT CERTAIN lot or parcel of land located in Slippery Rock Borough, Butler County, Pennsylvania, bounded and described as follows:

BOUNDED on the North, sixty (60) feet by line of lands of the Grantees herein; bounded on the East, sixty (60) feet by Normal Avenue; bounded on the South, sixty (60) feet by an alley; and bounded on the West by lot of the Grantees herein being the first tract herein described; said tract having a frontage of sixty (60) feet on Normal Avenue and extending back at the same width, a distance of sixty (60) feet to the said lot of the Grantees herein.

HAVING erected thereon a brick apartment building. MAP #510-S2-132.

Having a property address being known as 134 Normal Avenue, Slippery Rock, Pennsylvania 16057.

BEING part of the premises conveyed by Stephen M- Spedaliere and Scott A. Valentine, to Slippery Rock Brothers LLC, a New York Limited Liability Company, by deed dated September 25, 2009 and September 25, 2009, in Butler County at Instrument No. 200909250022767

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30078****C.P. 2017-21866****ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL THAT CERTAIN lot or parcel of land located in Slippery Rock Borough, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a post at the Northeast corner of said lot and running South by lands of the Grantees herein, one hundred fifty-one (151) feet, more or less, to an alley; thence along said alley, West, sixty (60) feet to a post; thence by line of lands now or formerly Donald L. Hilgar, North one hundred fifty-one (151) feet, more or less to a post; thence along the New Castle-Franklin Street, also known as Route 108; sixty (60) feet to the place of beginning. MAP #510-S2-131. Having a property address being known as 352 and 354 Franklin Street, Slippery Rock, Pennsylvania 16057.

BEING part of the premises conveyed by Stephen M. Spedaliere, and Scott A. Valentine, to Slippery Rock Brothers, LLC, a New York Limited Liability Company, by deed dated September 25, 2009 and September 25, 2009, in Butler County at Instrument No. 200909250022767.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30069****C.P. 2017-21867****ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain lot or piece of ground situate in the Borough of Slippery Rock, County of Butler, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northeastern right of way line of North Main Street, a fifty foot public right of way, at the line dividing the land herein described and lands now or formerly of A. J. Snodgrass, and also marking the Northwestern corner of the land herein described; thence by the line dividing

the land herein described and lands now or formerly of A. J. Snodgrass North 56°26'30" East, a distance of 160 feet to a point on the Southwestern right of way line of a twenty foot alley; thence by the Southwestern right of way line of a 20 foot alley, South 33°33'30" East, a distance of 30 feet to a point on the line dividing the land herein described and lands now or formerly of J. Miller; thence by the same dividing line, South 56°26'30" West, a distance of 160 feet to a point on the Northeastern right of way line of North Main Street; thence by North Main Street aforesaid, North 33°33'30" West, a distance of 30 feet to a point on the line dividing the land herein described and lands now or formerly of A. J. Snodgrass, being the place of beginning. This description was made according to a survey of Bock & Clark, Inc. dated May 24, 1999. Address is 212 North Main Street. Map #510-S2-15

BEING the same premises conveyed to Slippery Rock Brothers LLC, by deed of Stephen M. Spedaliere and Scott A. Valentine, dated July 9, 2013 and recorded July, 2013 at Butler County Instrument No.:

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30073****C.P. 2017-21868****ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain parcel of ground situate in Slippery Rock Borough Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of said lot and running North by lands now or formerly of Allegheny Valley School, 180 feet to an alley; thence West along said alley 60 feet to a post; thence South by lands now or formerly of Francis J. Schmitt, 180 feet to Franklin Street, formerly known as Scrub Grass Road; thence East along the same 60 feet to the place of beginning. MAP #510-S2-53. Property address is 329 Franklin Street, Slippery Rock, Pennsylvania 16057

BEING the same premises conveyed by Edward J. Rieland and Beverly A. Rieland, husband and wife, to Slippery Rock Brothers LLC, a Limited Liability Company, organized



and existing under the laws of the State of New York, by deed dated September 25, 2009 and recorded September 25, 2009, in Butler County at Instrument No. 200909250022764.

It is hereby expressly intended and declared that this mortgage is subject, in lien and payment, to a certain mortgage to secure the payment of the principal sum of SEVENTY-FOUR THOUSAND NINE HUNDRED and NO/100 (\$74,900.00) Dollars given by said mortgagor to Clarion County Community Bank, dated September 25, 2009, and intended to be recorded as a first mortgage; and that the lien of said first mortgage shall not be affected or impaired by a judicial sale under a judgment recovered upon this mortgage; but any such sale shall expressly advertised and made subject to the lien of the said first mortgage.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30075**

**C.P. 2017-21869**

**ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

All that certain piece, parcel or lot of land situate in the Borough of Slippery Rock, Butler County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron post on the east side of Normal Avenue. formerly Highland Avenue, ten (10) feet north of the original line between Lots #27 and #28 of the Lewis Patterson Plan of Lots in said Borough: thence in a northerly direction along the east side of said Normal Avenue 0 degrees 15 minutes West, a distance of fifty (50) feet to an iron post at the dividing line between Lots Nos. 26 and 27 of said plan; thence by dividing line between Lots Nos. 26 and 27. South 86 degrees 15 minutes East, one hundred sixty (160) feet to a sixteen foot alley: thence along the west side of said alley a distance of fifty (50) feet to an iron post; thence North 86 degrees 15 minutes West by a line parallel with the north line of the lot hereby conveyed a distance of one hundred and sixty (160) feet to an iron post, the place of beginning.

Being designated as Tax Parcel Number: 510 S3 179

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30074**

**C.P. 2017-21870**

**ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

All that certain piece, parcel or lot of land situate in the Borough of Slippery Rock, Butler County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron post on the east side of Normal Avenue. formerly Highland Avenue, ten (10) feet north of the original line between lots #27 and #28 of the Lewis Patterson Plan of Lots in said Borough: thence in a northerly direction along the east side of said Normal Avenue 0 degrees 15 minutes West, a distance of fifty (50) feet to an iron post at the dividing-line between lots Nos. 26 and 27 of said plan: thence by dividing line between lots Nos. 26 and 27. South 86 degrees 15 minutes East, one hundred sixty (160) feet to a sixteen foot, alley; thence along the west side of said alley a distance of fifty (50) feet to an iron post; thence North 86 degrees 15 minutes West by a line parallel with the north line of the lot hereby conveyed a distance of one hundred and sixty (160) feet to an iron post, the place of beginning.

Being designated as Tax Parcel Number: 510 S3 179

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30068**

**C.P. 2017-21871**

**ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL that certain lot or piece of ground situate in the Borough of Slippery Rock, County of Butler, Pennsylvania, being more particularly bound and described as follows:

BEGINNING at an iron pin at the Northeast corner of lot herein described on line of lot now or formerly of Dean Staff and a lot now or formerly of Dave Alper; thence along said

lot now or formerly of Dave Apler South 40° 45' East, 120 feet to an iron pin on Cooper Street; thence along Cooper Street South 49°15' West 40 feet to an iron pin on line of lands now or formerly of Brandon; thence along said lands now or formerly of Brandon North 40°45' West, 120 feet to an iron pin on line of lands now or formerly of Dean Staff; thence North 49°15' East, 40 feet to the place of beginning. Map #150-S3-46

BEING the premises conveyed by Stephen M. Spedaliere, and Scott A. Valentine, to Slippery Rock Brothers LLC, by deed dated October 3rd, 2007 and recorded October 11, 2007 at Butler County Instrument No. 200710110026614.

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30071**

**C.P. 2017-21872**

**ATTY WILLIAM E HAGER, III**

Seized and taken in Execution as the property of **SLIPPERY ROCK BROTHERS LLC** at the suit of CLARION COUNTY COMMUNITY BANK, Being:-

ALL THAT CERTAIN lot or parcel of land located in Slippery Rock Borough, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a post at the Northeast corner of said lot and running South by lands of the Grantees herein, one hundred fifty-one (151) feet, more or less, to an alley; thence along said alley, West, sixty (60) feet to a post; thence by line of lands now or formerly Donald L. Milgar, North one hundred fifty-one (151) feet, more or less to a post; thence along the New Castle-Franklin Street, also known as Route 108; sixty (60) feet to the place of beginning. MAP #510-S2-131. Having a property address being known as 352 and 354 Franklin Street, Slippery Road, Pennsylvania 16057

BEING part of the premises conveyed by Stephen M. Spedaliere and Scott A. Valentine, to Slippery Rock Brothers LLC, a New York Limited Liability Company, by deed dated September 25, 2009 and September 25, 2009, in Butler County at Instrument No. 200909250022767

BCLJ: May 18, 25 & June 1, 2018

**E.D. 2018-30086**

**C.P. 2018-20633**

**ATTY PETER WAPNER**

Seized and taken in Execution as the property of **DONALD E. SUTTON, DONALE E. SUTTON, JR, AND KMBERLY M. SUTTON** at the suit of US BANK NATIONAL ASSN, Being:-

ALL THOSE certain pieces or lots of land situate in Chicora Borough, (formerly Millerstown Borough), Butler County, Pennsylvania, bounded and described as follows:

**PARCEL ONE:**

BEGINNING at an iron pin on the South side of Central Avenue on line of lot of Anna E. Murphy; thence East along the South line of Central Avenue, thirty-five (35) feet to line of lot formerly of John W. Smith, now or formerly of Cress; thence South along line of lot of Cress, two hundred eleven (211) feet to an alley; thence West along the North line of said alley, twenty-eight (28) feet to an iron pin; thence in a Northerly direction along lands of Anna E. Murphy, one hundred forty-three (143) feet, more or less, to an iron pin three (3) feet distant Westwardly from the Southeast corner of the porch on the Gibson property; thence in a Northerly direction seventy-one (71) feet to an iron pin on the South line of Central Avenue, the place of beginning, with frame dwelling house thereon erected.

**PARCEL TWO:**

BOUNDED on the North by Central Avenue; on the East by lands of now or formerly F.C. Bell Heirs, formerly Mrs. McGinley; on the South by an alley; and on the West by lands of now or formerly Harry A. Hoch, fronting thirty (30) feet on Central Avenue and extending back one hundred ninety-five (195) feet to an alley, preserving an equal width throughout.

TITLE TO SAID PREMISES IS VESTED IN DONALD E. SUTTON AND KDvIBERLY M. SUTTON, HUSBAND AND WIFE, by Deed from BENJAMIN R. MORGAN, Dated 04/27/2005, Recorded 04/28/2005, Instrument No. 200504280010821.

Tax Parcel: S2-J22

Premises Being: 110 CENTRAL AVENUE,

CHICORA, PA 16025

BCLJ: May 18, 25 &amp; June 1, 2018

Sheriff of Butler County, Michael T. Slupe

**FIRST FRIDAY OF THE MONTH • 8-9 am • \$5 / 1 credit sub CLE****June 1 - THE IMPAIRED LAWYER – A Call for Action**

Presented by Brian S. Quinn, Esq., Education and Outreach Coordinator  
Lawyers Concerned for Lawyers of PA

As LCL's Educator, Mr. Quinn will discuss the early warning signs of impairment, how best to approach the impaired individual and the LCL services that are available to lawyers, judges, their family members and law students.

**June 8 - SOCIAL SECURITY BASICS with Elizabeth A Smith, Esq**

Essentials That Everyone Should Know

If you want to help your clients make the most of your Social Security benefits, you need to learn the basics for yourself. Walk away with any understanding of Social Security and gain working knowledge that allows you to help clients make smart, informed decisions about benefits.

## BRIDGE THE GAP

**June 8, 2018 Presented by Elizabeth A Smith, Esq**

9:00am - 1:00pm

Cost \$25.00 / 4 ethics credits

**December 7, 2018 Presented by Elizabeth A Smith, Esq**

9:00am - 1:00pm

Cost \$25.00 / 4 ethics credits

**\*Open to any attorney in need of credit. Not limited to new admittees**

To register, contact the Bar Office at 724.841.0130

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